

LOT 1
IN OR 1989/344
OYSTER BAY #5 PB 6/12

VATTER DOUGLAS F & MARGARET L
96249 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5484-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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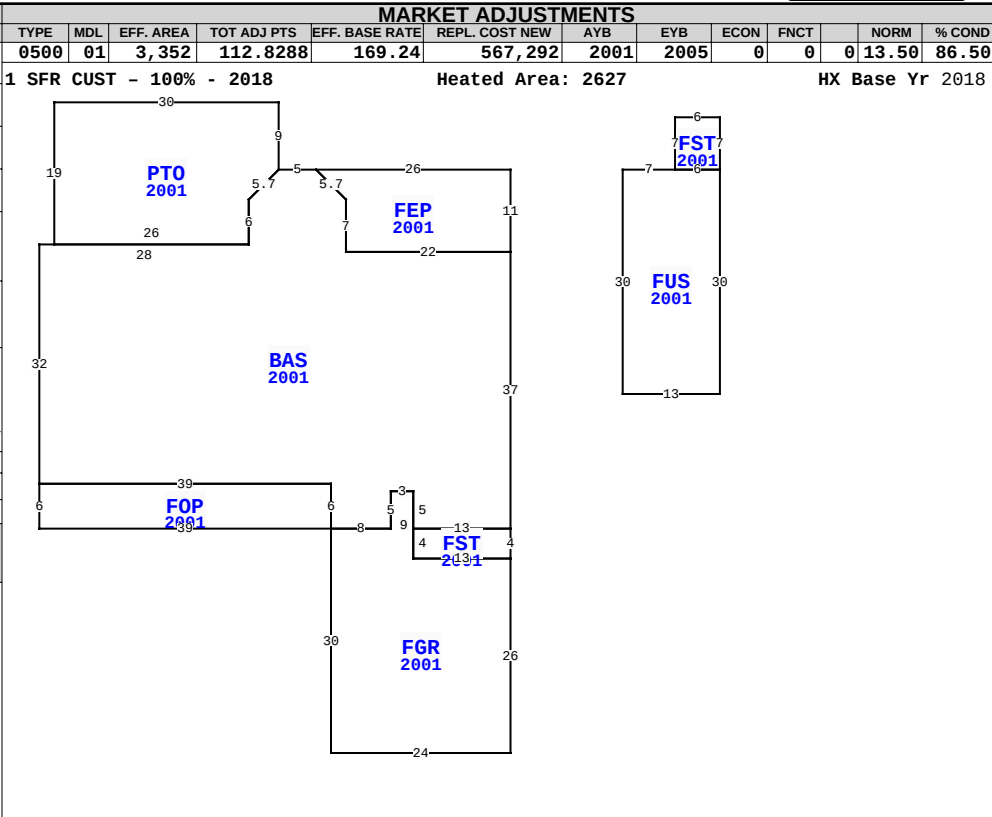
NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2,237	327,480
FEP	250	80	200	29,279
FGR	683	55	376	55,043
FOP	234	30	70	10,248
FST	42	55	23	3,367
FST	52	55	29	4,245
FUS	390	100	390	57,093
PTO	538	5	27	3,952

TOTALS	4,426		3,352	490,708
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,936.00	SF	4.00	4.00	
2	1127	BRICK 8"	0	100	0	0	105.00	SF	11.00	11.00	
3	0911	SCRN RM A	0	100	0	0	538.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
18,201											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		490,708	
TOTAL MARKET OB/XF VALUE		18,201	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		648,909	
SOH/AGL Deduction		261,095	
ASSESSED VALUE		387,814	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		337,814	
TOTAL JUST VALUE		648,909	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		601,642	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809196	SCRN ENCLSRE	13,623	09/10/2018
007369	NEW CONSTR	132,263	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1989/0344	6/24/2015	WD	Q	I	01
GRANTOR: WILLIAMSON LINDA R					SALE PRICE
GRANTEE: VATTER DOUGLAS F &					439,000
1441/0926	9/01/2006	WD	U	I	01
GRANTOR: WILLIAMSON JERRY L					100
GRANTEE: WILLIAMSON LINDA R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2001] W26 BAS=[YR=2001] W5 PTO=[YR=2001] N9 W30 S19 E26 N6 U4 R4 \$ D4 L4 S6 W28 S32 FOP=[YR=2001] S6 E39 FGR=[YR=2001] S30 E24 N26 FST=[YR=2001] N4 W13 S4 E13 \$ W13 N9W3 S5 W8 \$ N6 W39 \$ E39 S6E8 N5 E3 S5 E13 N37 W22 N7 U4 L4 \$ D4 R4 S7 E22 N11 \$ PTR= E15 FUS=[YR=2001] E7 FST=[YR=2001] N7 E6S7 W6 \$ E6 S30 W13 N30 \$ W15 \$.											