

LOT 5  
IN OR 1513/237  
OYSTER BAY #5 PB 6/12

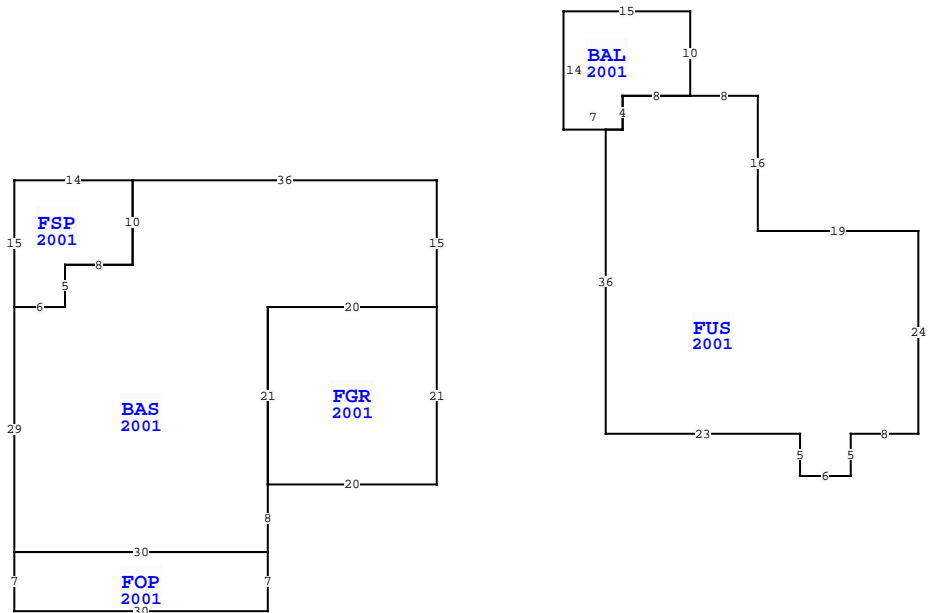
STEPHENS DEBRA L  
96175 LIGHT WIND DR  
FERNANDINA BEACH, FL 32034

**2024**

46-3N-28-5484-0005-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	80
Exterior Wall	12	CEDAR	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	178	15	27
BAS	1,450	100	1,450
FGR	420	55	231
FOP	210	30	63
FSP	170	40	68
FUS	1,198	100	1,198
TOTALS	3,626		3,037

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2008								
			Heated Area: 2648			HX Base Yr 2008					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			443,242
TOTAL MARKET OB/XF VALUE			16,731
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			599,973
SOH/AGL Deduction			288,738
ASSESSED VALUE			311,235
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			261,235
TOTAL JUST VALUE			599,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			555,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007034	NEW CONSTR	120,000	04/01/2000
962875	TEMP POLE	0	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/0237	7/18/2007	WD Q	Q	I		410,000
GRANTOR: BELL RANDALL A & C AN						
GRANTEE: STEPHENS DEBRA L						
0976/0770	3/16/2001	WD Q	Q	I		230,000
GRANTOR: AMELIA DEVELOPMENT CO						
GRANTEE: BELL RANDALL A & C						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2001	2001	3	80	5,251	
2	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2003	2003	3	83	3,951	
4	0462	ST/AL FNC	0	100	180	0		10.00	10.00	100	2010	2010	3	60	4,320	
5	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2010	2010	3	78	234	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2001] W36 FSP=[YR=2001] W14 S15 E6 N5 E8 N10\$ S10 W8 S5 W6 S29 FOP=[YR=2001] S7 E30 N7 W30\$ E30 N8 FGR=[YR=2001] E20 N21 W20 S21 \$ N21 E20 N15 \$ PTR= E15 N20 BAL=[YR=2001] E15 S10 FUS=[YR=2001] E8 S16 E19 S24W8 S5 W6 N5 W23 N36 E2 N4 E8\$ W8S4 W7 N14\$ S20 W15 \$ .	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							