

LOT 53  
WATERWAY OAKS AT OYSTER BAY  
HARBOR PB 7/93

KING GARY S & WANDA I  
96031 PARK PLACE  
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0053-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 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 | 4079.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,576            | 100         | 2,576        | 524,799              |
| FGR       | 150              | 55          | 82           | 16,706               |
| FGR       | 469              | 55          | 258          | 52,562               |
| FOP       | 150              | 30          | 45           | 9,168                |
| FOP       | 473              | 30          | 142          | 28,930               |
| STR       | 12               | 10          | 1            | 204                  |
| STR       | 16               | 10          | 2            | 408                  |
| TOTALS    | 3,846            |             | 3,106        | 632,774              |

| 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 |
| 1              | 0855       | CONC PAVER  | 0 100   | 14 | 4 | 56.00    | SF | 10.00    | 10.00          | 100       | 2021    | 2021        | 3 |
| 2              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,888.00 | SF | 10.00    | 10.00          | 100       | 2021    | 2021        | 3 |
| 3              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2021    | 2021        | 3 |

| 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 |
| 1                | 000133   | C   | SFR LAKE             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |   |      |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0500                                                                | 11  | 3,106     | 136.4986    | 204.75         | 635,954        | 2021 | 2021 | 0    | 0    | 0 | 0.50 | 99.50  |  |
| 1 SFR CUST - 100% - 2022 Heated Area: 2576 HX Base Yr 2022          |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 96031 PARK PL, FERNANDINA BEACH                                     |     |           |             |                |                |      |      |      |      |   |      |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/04/2024 MLU |     |           |             |                |                |      |      |      |      |   |      |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 22,710      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 632,774   |               |
| TOTAL MARKET OB/XF VALUE  |  | 22,710    |               |
| TOTAL LAND VALUE - MARKET |  | 140,000   |               |
| TOTAL MARKET VALUE        |  | 795,484   |               |
| SOH/AGL Deduction         |  | 307,604   |               |
| ASSESSED VALUE            |  | 487,880   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 437,880   |               |
| TOTAL JUST VALUE          |  | 795,484   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 661,392   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C204225    | CO ISSUED   | 0       | 02/10/2021 |
| B204225    | NEW CONSTR  | 359,606 | 06/03/2020 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2433/1620                      | 2/12/2021 | SW        | Q   | I   | 01     | 619,900    |
| GRANTOR: HOLDER JOHNSON HOMES  |           |           |     |     |        |            |
| GRANTEE: KING GARY S & WANDA   |           |           |     |     |        |            |
| 2371/1041                      | 6/26/2020 | WD        | U   | V   | 37     | 80,000     |
| GRANTOR: KING GARY S & WANDA I |           |           |     |     |        |            |
| GRANTEE: HOLDER JOHNSON HOME   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] U3 L3 W10 FOP=[YR=2021] W41 STR=[YR=2021] N3 W4 S3 E4\$ W6 S12 E32 N5 E12 N4 U3 R3 \$ D3 L3 S4 W12 S5 W32 S48 FOP=[YR=2021] S3 E20 STR=[YR=2021] S2 E8 N1 FGR=[YR=2021] E22 N22 W19 S5 W3 S17 \$ N1 W8\$ E8 N10 W8 S5 W5 S2 W15\$ E15 N2 E5 N5 E8 N6 E3 N5 E29 FGR=[YR=2021] E10 N15 W10 S15\$ N15 E10 N8 W10 N16\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |