

LOT 56
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

ANDERSON RICHARD L/E/
96045 PARK PL
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0056-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,320	100	2,320	519,973
FGR	462	55	254	56,928
FOP	134	30	40	8,965
FSP	190	40	76	17,034
STP	25	10	2	448
STP	248	10	25	5,603

TOTALS	3,379		2,717	608,951
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	18	3	54.00	SF	10.00	
2	0855	CONC PAVER	0 100	45	3	135.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	1,431.00	SF	10.00	
4	0911	SCRN RM A	0 100	28	9	252.00	SF	17.50	

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,717	150.9235	226.39	615,102	2020	2020	0	0
1 SFR CUST - 100% - 2021									
Heated Area: 2320									
HX Base Yr 2021									

96045 PARK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
20,008									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					608,951				
TOTAL MARKET OB/XF VALUE					20,008				
TOTAL LAND VALUE - MARKET					140,000				
TOTAL MARKET VALUE					768,959				
SOH/AGL Deduction					337,062				
ASSESSED VALUE					431,897				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					376,897				
TOTAL JUST VALUE					768,959				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					639,646				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204193	SCRN ENCLSR	6,085	06/03/2020
C1906700	CO ISSUED	0	01/28/2020
B1906700	NEW CONSTR	313,141	06/24/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2405/0145	10/30/2020	WD	U	I	11	100	
GRANTOR: ANDERSON RICHARD & DE							
GRANTEE: ANDERSON FAMILY REV							
2336/1906	1/30/2020	WD	Q	I	01	539,100	
GRANTOR: RIVERSIDE HOMES OF N							
GRANTEE: ANDERSON RICHARD &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
STP=[YR=2020] W28 S6 BAS=[YR=2020] W13 D3 L3 S50									
FGR=[YR=2020] S20 E22 N1 FOP=[YR=2020] E22 N5 W14 N4 W6 S4									
W2 S5\$ N5 E2 N11 W2 N3 W22\$ E22 S3 E2 S7 E6 S4 E14 N54									
STP=[YR=2020] E5 N5 W5 S5\$ FSP=[YR=2020] N10 W19 S10 E19\$									
W19 N10 W6 U3 L3 \$ D3 R3 E25 N9\$.									