

LOT 59  
WATERWAY OAKS AT OYSTER BAY  
HARBOR PB 7/93

BOND ALAN F & JULIE A  
96063 PARK PLACE  
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0059-0000



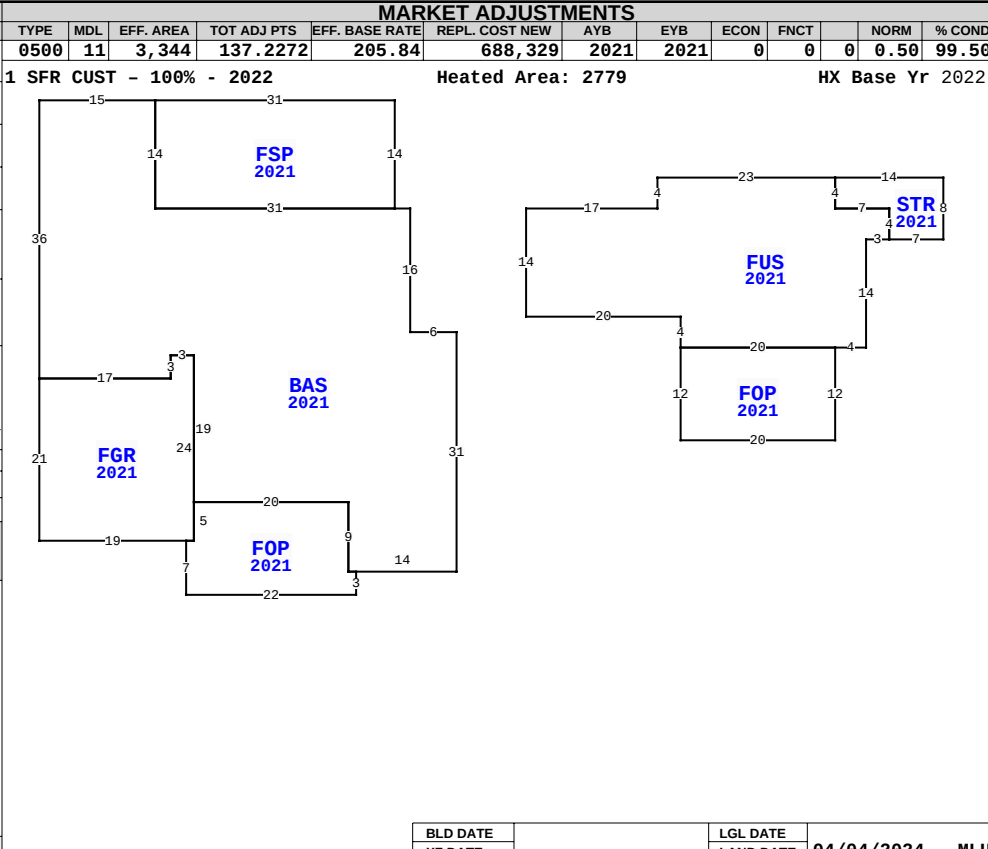
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 60    |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 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 | 4079.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,963            | 100         | 1,963        | 402,044              |
| FGR       | 429              | 55          | 236          | 48,335               |
| FOP       | 240              | 30          | 72           | 14,746               |
| FOP       | 250              | 30          | 75           | 15,361               |
| FSP       | 434              | 40          | 174          | 35,637               |
| FUS       | 816              | 100         | 816          | 167,125              |
| STR       | 84               | 10          | 8            | 1,639                |
| TOTALS    | 4,216            |             | 3,344        | 684,887              |

| EXTRA FEATURES |            |             |     |     |     |   |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|-----|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0 | 2.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0   | 0 | 1,087.00 | SF | 10.00    | 10.00          |       |
| 3              | 0462       | ST/AL FNC   | 0   | 100 | 144 | 0 | 576.00   | SF | 10.00    | 10.00          |       |
| 4              | 0463       | FENCE GATE  | 0   | 100 | 0   | 0 | 2.00     | UT | 300.00   | 300.00         |       |

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



|                                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 96063 PARK PL, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| 04/04/2024 MLU                  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 684,887                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| 23,751                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| 140,000                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 848,638                   |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| 221,504                   |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| 627,134                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| HX HB                     |  |  |  |  |  |  |  |  |  |  |  |
| 50,000                    |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 577,134                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| 848,638                   |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
| 728,793                   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C210949    | CO ISSUED   | 0       | 09/30/2021 |
| B210949    | NEW CONSTR  | 387,950 | 01/27/2021 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2503/0308                      | 10/01/2021 | WD           | Q      | I      | 01        | 740,700       |
| GRANTOR: RIVERSIDE HOMES OF NO |            |              |        |        |           |               |
| GRANTEE: BOND ALAN F & JULIE   |            |              |        |        |           |               |
| 2341/0833                      | 2/21/2020  | WD           | Q      | V      | 05        | 449,600       |
| GRANTOR: OB ISLAND HOMES LLC   |            |              |        |        |           |               |
| GRANTEE: RIVERSIDE HOMES OF    |            |              |        |        |           |               |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W2 FSP=[YR=2021] N14 W31 S14 E31\$ W31 N14 W15 S36 FGR=[YR=2021] S21 E19 FOP=[YR=2021] S7 E22 N3 W1 N9 W20 S5 W1\$ E1 N24 W3 S3 W17\$ E17 N3 E3 S19 E20 S9 E14 N31 W6 N16\$ PTR= E15 FUS=[YR=2021] E17 N4 E23 STR=[YR=2021] E14 S8 W7 N4 W7 N4\$ S4 E7 S4 W3 S14 W4 FOP=[YR=2021] S12 W20 N12 E20\$ W20 N4 W20 N14\$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |

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