LOT 60
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

BURGGRAF MARKUS & MARY ELIZABETH GALLANT FAMILY TR
96067 PARK PL
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

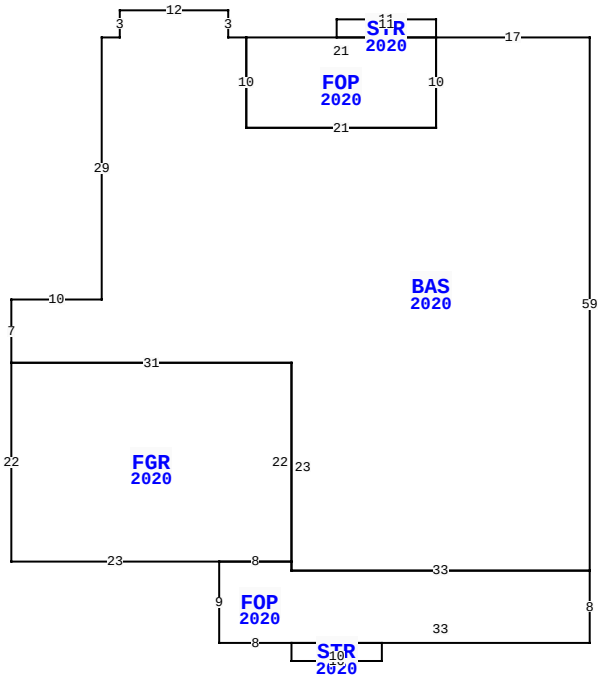
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,599	100	2,599	554,946
FGR	682	55	375	80,071
FOP	210	30	63	13,452
FOP	336	30	101	21,566
STR	20	10	2	427
STR	22	10	2	427
TOTALS	3,869		3,142	670,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,142	143.7850	215.68	677,667	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2024 Heated Area: 2599 HX Base Yr 2024



96067 PARK PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		670,890
TOTAL MARKET OB/XF VALUE		11,365
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		822,255
SOH/AGL Deduction		0
ASSESSED VALUE		822,255
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		772,255
TOTAL JUST VALUE		822,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203933	CO ISSUED	0	12/29/2020
B203933	NEW CONSTR	366,574	05/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/826	9/20/2023	WD	Q	I	01	980,000
GRANTOR: MILLER MICHAEL D & DA						
GRANTEE: BURGGRAF MARKUS & M						
2424/1423	12/31/2020	WD	Q	I	01	675,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MILLER MICHAEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 STR=[YR=2020] N2 W11 S2 E11$
FOP=[YR=2020] W21 S10 E21 N10$ S10 W21 N10 W2 N3 W12 S3 W2 S29 W10 S7 FGR=[YR=2020] S22 E23 FOP=[YR=2020] S9 E8 STR=[YR=2020] S2 E10 N2 W10$ E33 N8 W33 N1 W8$ E8 N22 W31$ E31 S23 E33 N59$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2020	2020	3	99	594	
2	0855	CONC PAVER	0	100	0	0	1,088.00	SF	10.00	10.00	100	2020	2020	3	99	10,771	

LAND DESCRIPTION

TOTAL OB/XF 11,365

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 03/02/2021 BY KW Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS