LOT 61
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

HANNAFORD DANA L & MARY K
96069 PARK PL
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0061-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
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

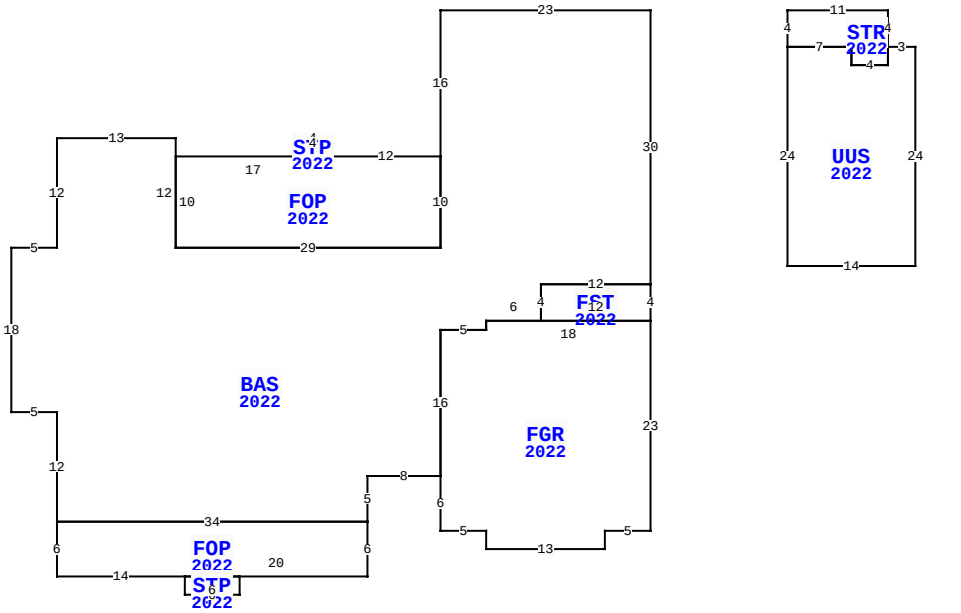
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2,205	460,051
FGR	550	55	302	63,009
FOP	204	30	61	12,727
FOP	290	30	87	18,152
FST	48	55	26	5,425
STP	8	10	1	209
STP	12	10	1	209
STR	52	10	5	1,043
UUS	328	50	164	34,217
TOTALS	3,697		2,852	595,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,852	139.0937	208.64	595,041	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2205 HX Base Yr 2023



96069 PARK PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		595,041
TOTAL MARKET OB/XF VALUE		11,844
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		746,885
SOH/AGL Deduction		271,989
ASSESSED VALUE		474,896
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		424,896
TOTAL JUST VALUE		746,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110726	NEW CONSTR	331,991	08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1298	2/22/2021	SW	Q	V	02	100,000

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: HANNAFORD DANA L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 S16 FOP=[YR=2022] W12 STP=[YR=2022] N2W4S2E4$ W17 S10 E29 N10$ S10 W29 N12 W13 S12 W5 S18 E5 S12 FOP=[YR=2022] S6 E14 STP=[YR=2022] S2E6N2W6$ E20 N6 W34$ E34 N5 E8 FGR=[YR=2022] S6E5 S2 E13 N2 E5 N23 FST=[YR=2022] N4 W12 S4 E12$ W18 S1 W5 S16$ N16 E5 N1 E6 N4 E12 N30$ PTR=E15 STR=[YR=2022] E11S4 UUS=[YR=2022] E3 S24 W14 N24 E7 S2 E4 N2$ S2 W4 N2 W7 N4$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0	100	0	0	2,461.00	SF	4.00	4.00	100	2022	2022	3	100	9,844	

LAND DESCRIPTION

TOTAL OB/XF 11,844

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 09/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS