LOT 65
IN OR 2095/1895
WATERWAY OAKS AT OYSTER BAY

MANNING KENNETH M
96062 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

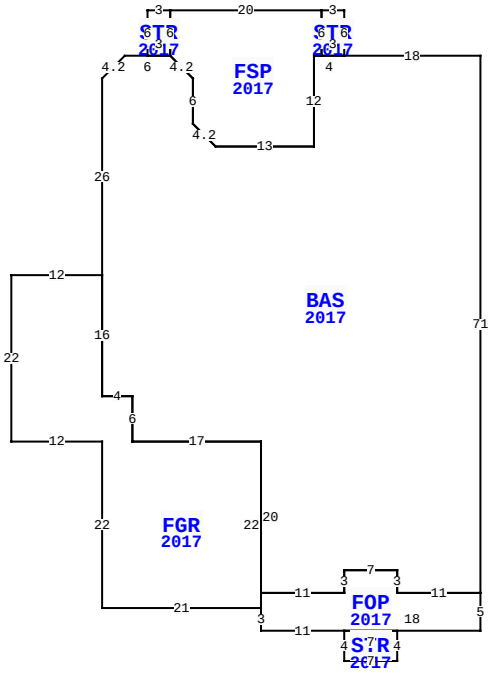
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,889	100	2,889	600,340
FGR	750	55	412	85,615
FOP	166	30	50	10,391
FSP	312	40	125	25,975
STR	18	10	2	415
STR	18	10	2	415
STR	28	10	3	623
TOTALS	4,181		3,483	723,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,483	142.0848	213.13	742,332	2017	2017	0	0	0	2.50	97.50

1 SFR CUST - 100% - 2018 Heated Area: 2889 HX Base Yr 2018



96062 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		723,774
TOTAL MARKET OB/XF VALUE		15,584
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		879,358
SOH/AGL Deduction		416,110
ASSESSED VALUE		463,248
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		408,248
TOTAL JUST VALUE		879,358
NCON VALUE		6,443
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		721,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP157458	CO ISSUED	0	01/24/2017
B1631839	NEW CONSTR	370,941	02/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1895	1/06/2017	WD	Q	I	02	546,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MANNING KENNETH MAT						
2005/1942	9/25/2015	WD	U	V	37	103,714
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,253.00	SF	10.00	10.00	100	2017	2017	3	97	12,154	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W18 W4 S12 W13 U3L3 N6 U3L3 W6 D3L3 S26 S16 E4 S6 E17 S20 E11 N3 E7 S3 E11 N71 $
FGR=[YR=2017;ORIG=-50,29] W12 S22 E12 S22 E21 N22 W17 N6 W4 N16 $
FSP=[YR=2017;ORIG=-21,-6] W20 S6 D3R3 S6 D3R3 E13 N12 E1 N6 $
FOP=[YR=2017;ORIG=-29,73] S3 E11 E18 N5 W11 N3 W7 S3 W11 S2 $
STR=[YR=2017;ORIG=-18,76] S4 E7 N4 W7 $
STR=[YR=2017;ORIG=-18,0] N6 W3 S6 E3 $
STR=[YR=2017;ORIG=-41,-6] W3 S6 E3 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,584

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 03/04/2024 BY NWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS