

LOT 68
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HAINES REVOCABLE LIVING TRUST/HAINES KATHY TRUSTEE
96044 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4079.00
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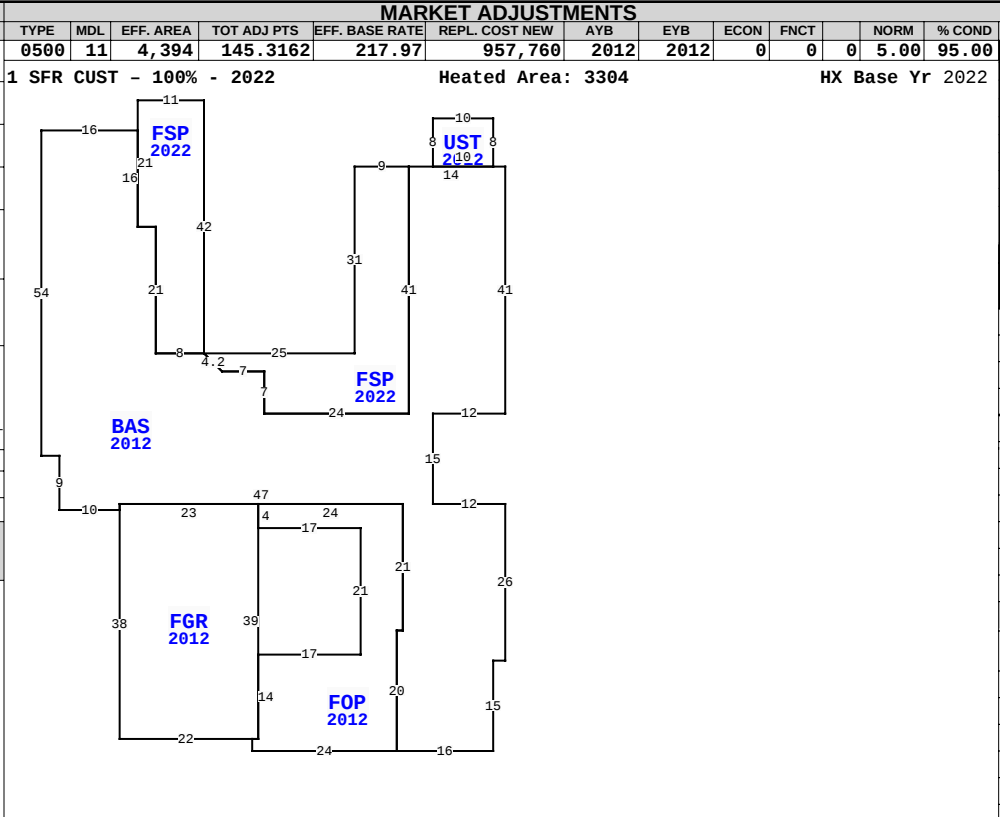
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,304	100	3,304	684,164
FGR	897	55	493	102,086
FOP	609	30	183	37,895
FSP	399	40	160	33,131
FSP	545	40	218	45,141
UST	80	45	36	7,455

TOTALS	5,834		4,394	909,872
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

1	0811	CONCRETE B	0 100	0 0	1,582.00	SF	5.20	5.20	100	2012	2012	3	93	7,651	
2	0855	CONC PAVER	0 100	0 0	675.00	SF	10.00	10.00	100	2012	2012	3	93	6,278	
3	0861	POOL GUNIT	0 100	40 10	400.00	SF	170.00	170.00	100	2012	2012	3	68	46,240	
4	0600	SUMMER KIT	0 100	0 0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	55	5,500	
5	0911	SCRN RM A	0 100	22 6	132.00	SF	17.50	17.50	100	2013	2013	3	60	1,386	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000133	C	SFR LAKE	100	
RETURN DATE: 01/10/2020 BY: [redacted]					



96044 PARK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		909,872	
TOTAL MARKET OB/XF VALUE		67,055	
TOTAL LAND VALUE - MARKET		168,000	
TOTAL MARKET VALUE		1,144,927	
SOH/AGL Deduction		122,103	
ASSESSED VALUE		1,022,824	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		972,824	
TOTAL JUST VALUE		1,144,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,144,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012286	ADDITION	28,200	08/11/2022
B25034	CO ISSUED	0	12/12/2012
E24864	ELEC OTHER	0	03/01/2012
G01711	GAS	3,000	03/01/2012
R12842	REPAIR/RRF	41,400	02/01/2012
B25395	SWIM POOL	30,000	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/774	4/30/2024	WD	U	I	11	100
GRANTOR: HAINES KATHY						
GRANTEE: HAINES REVOCABLE LI						
2503/1112	10/05/2021	WD	Q	I	01	1,190,000
GRANTOR: MORELL ALDO A & CAROL						
GRANTEE: HAINES KATHY						

BUILDING NOTES									
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BAS=[YR=2012] W2 UST=[YR=2012] N8 W10 S8 E10 \$ W14
FSP=[YR=2022] W9 S31 W25 D3 R3 E7 S7 E24 N41 \$ S41 W24 N7
W7 U3 L3 FSP=[YR=2022] N42 W11 S21 E3 S21 E8 \$ W8 N21 W3
N16 W16 S54 E3 S9 E10 FGR=[YR=2012] S38 E22 FOP=[YR=2012]
S2 E24 N20 E1 N21 W24 S4 E17 S21 W17 S14 W1 \$ E1 N39W23S1\$
N1E47 S21 W1 S20 E16 N15 E2 N26 W12 N15 E12 N41\$.