

LOT 69
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

AYCOCK FAMILY TRUST/AYCOCK AARON TRUSTEE
96038 PARK PLACE
FERNADINA BEACH, FL 32034

2024

46-3N-28-6205-0069-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

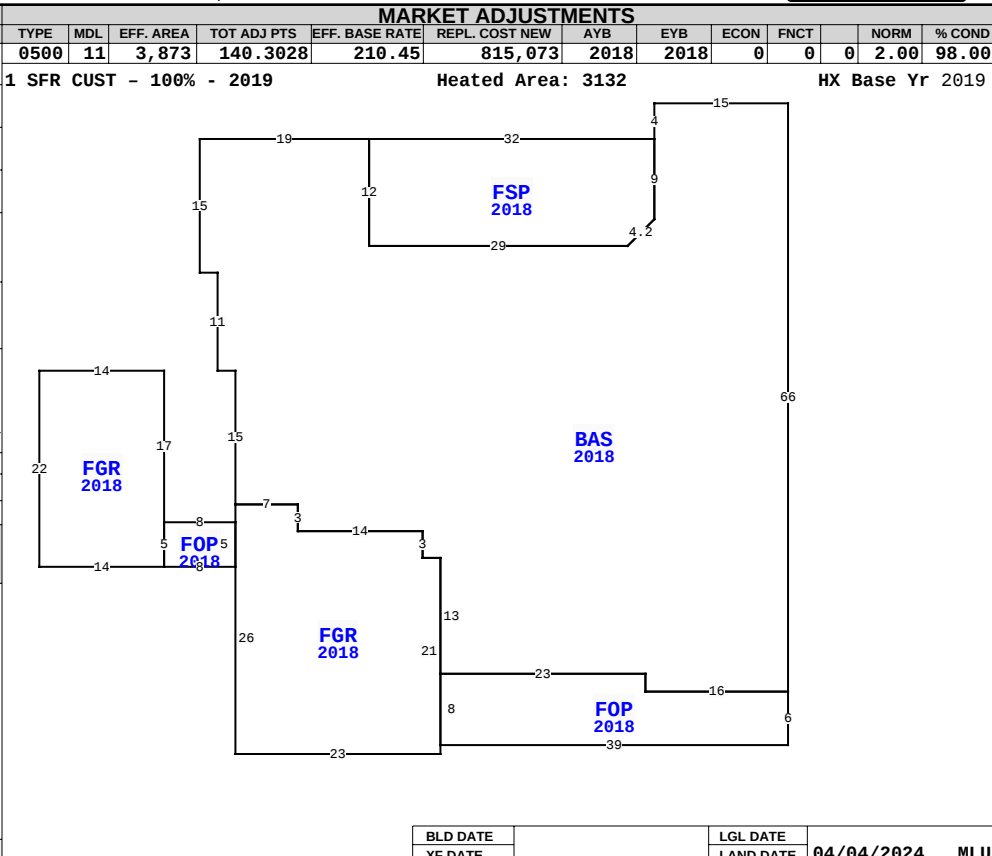
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,132	100	3,132	645,946
FGR	308	55	169	34,855
FGR	590	55	324	66,822
FOP	40	30	12	2,475
FOP	280	30	84	17,324
FSP	380	40	152	31,348

TOTALS	4,730		3,873	798,772
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	55	4	220.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	0	0	565.00	SF	10.00	10.00	100	2018
3	0462	ST/AL FNC	0 100	210	0	840.00	SF	10.00	10.00	100	2018
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018

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



96038 PARK PL, FERNADINA BEACH											
BLD DATE			LGL DATE			04/04/2024			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		798,772	
TOTAL MARKET OB/XF VALUE		15,487	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		954,259	
SOH/AGL Deduction		418,315	
ASSESSED VALUE		535,944	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		485,944	
TOTAL JUST VALUE		954,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		786,425	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240000836	NEW IN GROUND SWI	151,003	01/23/2024
B1803891	CO ISSUED	0	12/14/2018
B1803891	NEW CONSTR	430,176	04/17/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2626/1233	2/28/2023	QC	U	I	11
GRANTOR: AYCOCK AARON & SHARA					
GRANTEE: AYCOCK FAMILY TRUST					
2243/1621	12/14/2018	SW	Q	I	02
GRANTOR: HOLDER JOHNSON HOMES					
GRANTEE: AYCOCK AARON & SHAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W15 S4 FSP=[YR=2018] W32 S12 E29 U3 R3 N9\$ S9 D3 L3 W29 N12 W19 S15 E2 S11 E2 S15 FGR=[YR=2018] S2 FOP=[YR=2018] W8 FGR=[YR=2018] N17 W14 S22 E14 N5\$ S5 E8 N5\$ S26 E23 N1 FOP=[YR=2018] E39 N6 W16 N2 W23 S8\$ N21 W2 N3 W14 N3 W7\$ E7 S3 E14 S3 E2 S13 E23 S2 E16 N66\$.											