

LOT 70
IN OR 1433/1078
WATERWAY OAKS AT OYSTER BAY

PULSINELLI JOHN & SHERRY
96032 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

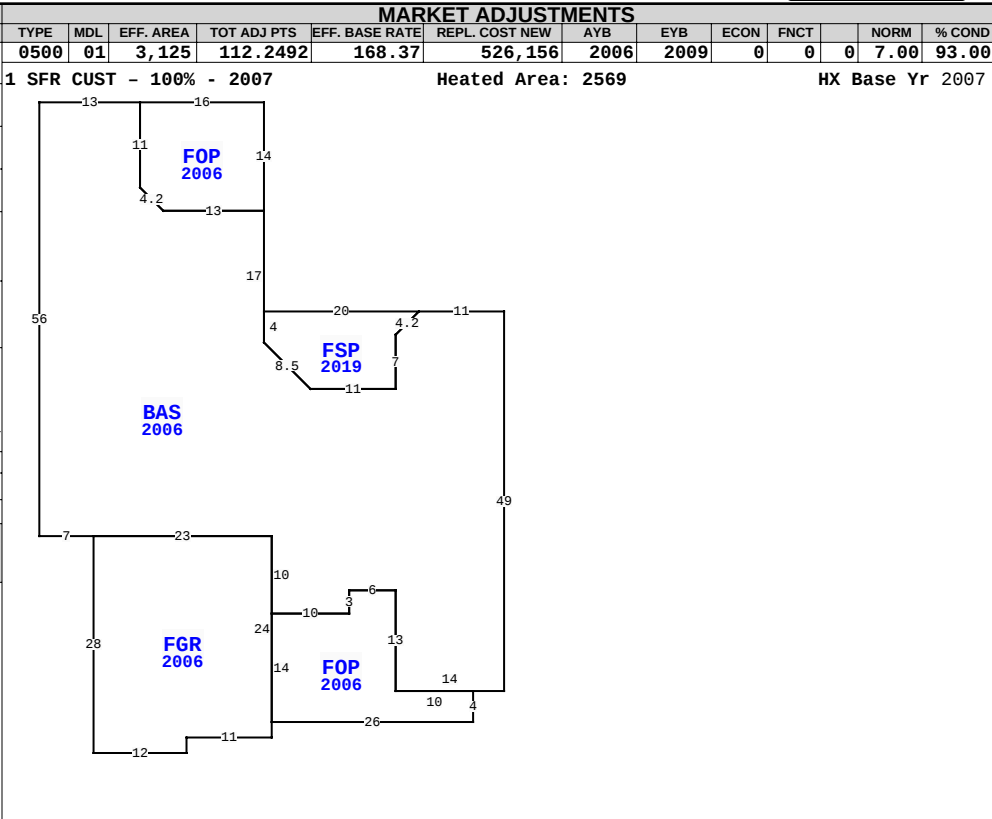
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,569	100	2,569	402,265
FGR	622	55	342	53,552
FOP	220	30	66	10,334
FOP	282	30	85	13,309
FSP	157	40	63	9,865

TOTALS	3,850		3,125	489,325
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00
2	0855	CONC PAVER	0 100	0	0	1,257.00	SF	10.00	10.00
3	1126	CB/STC 8"	0 100	0	0	215.00	SF	8.00	8.00
4	0845	KOOL DECK	0 100	0	0	254.00	SF	7.25	7.25
5	0911	SCRN RM A	0 100	28	26	728.00	SF	17.50	17.50
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
8	0855	CONC PAVER	0 100	0	0	830.00	SF	10.00	10.00

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



96032 PARK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2006	2006	3	44	13,464	
2	0855	CONC PAVER	0 100	0	0	1,257.00	SF	10.00	10.00	100	2019	2019	3	98	12,319	
3	1126	CB/STC 8"	0 100	0	0	215.00	SF	8.00	8.00	100	2006	2006	3	87	1,496	
4	0845	KOOL DECK	0 100	0	0	254.00	SF	7.25	7.25	100	2006	2006	3	87	1,602	
5	0911	SCRN RM A	0 100	28	26	728.00	SF	17.50	17.50	100	2006	2006	3	27	3,440	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	27	1,350	
8	0855	CONC PAVER	0 100	0	0	830.00	SF	10.00	10.00	100	2019	2019	3	98	8,134	

TOTAL OB/XF										42,075						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				489,325	
TOTAL MARKET OB/XF VALUE				42,075	
TOTAL LAND VALUE - MARKET				140,000	
TOTAL MARKET VALUE				671,400	
SOH/AGL Deduction				321,906	
ASSESSED VALUE				349,494	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				299,494	
TOTAL JUST VALUE				671,400	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				668,911	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006903	REPAIR/RRF	22,750	08/01/2020
B16918	SWIM POOL	10,500	10/31/2006
B18143	SCRN ENCLSR	8,253	07/01/2006
C0515717	CO ISSUED	0	01/01/2005
B0515717	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1433/1078	8/01/2006	WD Q	Q	I	
GRANTOR: PLANTATION HOUSING OB					SALE PRICE
GRANTEE: PULSINELLI JOHN & S					
1323/0633	6/07/2005	WD U	V	19	705,400
GRANTOR: OB ISLAND HOMES LLC					135,000
GRANTEE: PLANTATION HOUSING					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006] W11 FSP=[YR=2019] W20 S4 R6 D6 E11 N7 R3 U3 \$ D3 L3 S7 W11 U6 L6 N17 FOP=[YR=2006] N14 W16 S11 D3 R3 E13 \$ W13 U3 L3 N11 W13 S56 E7 FGR=[YR=2006] S28 E12 N2 E11 N2 FOP=[YR=2006] E26 N4 W10 N13 W6 S3 W10 S14 \$ N24 W23 \$ E23 S10 E10 N3 E6 S13 E14 N49 \$.									