LOT 72
IN OR 2157/672
WATERWAY OAKS AT OYSTER BAY

WEST CHARLES & MARY C JOINT LVG TRUST/WEST CHARLES
96020 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6205-0072-0000

BUILDING CHARACTERISTICS

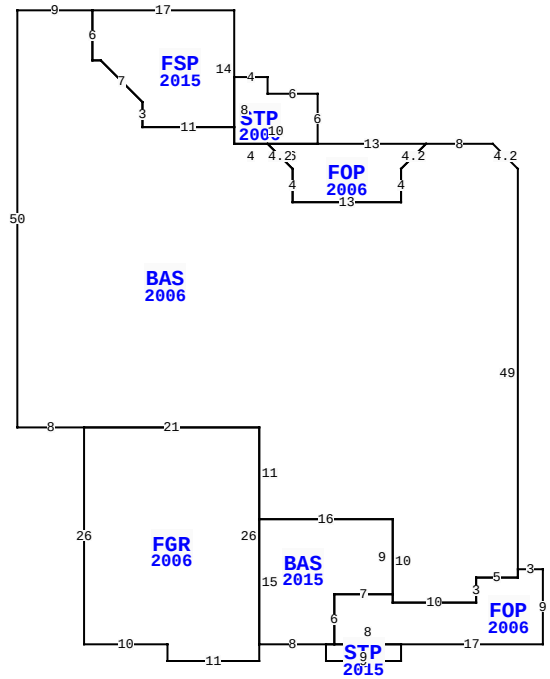
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,625	100	2,625	396,529
BAS	198	100	198	29,910
FGR	568	55	312	47,131
FOP	100	30	30	4,532
FOP	159	30	48	7,251
FSP	203	40	81	12,235
STP	68	10	7	1,057
STP	18	10	2	302
TOTALS	3,939		3,303	498,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,303	107.7090	161.56	533,633	2006	2010	0	0	0	6.50	93.50

1 SFR CUST - 100% - 2009 Heated Area: 2823 HX Base Yr 2009



96020 PARK PL, FERNANDINA BEACH

BLD DATE	06/04/2007	RK	LGL DATE	04/04/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		498,947
TOTAL MARKET OB/XF VALUE		6,779
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		645,726
SOH/AGL Deduction		313,494
ASSESSED VALUE		332,232
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,232
TOTAL JUST VALUE		645,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1800979	CHNGE SRVC	0	02/01/2018
B1429594	REMODEL	11,958	11/01/2014
M11124	MECH OTHER	0	02/01/2006
C0516754	CO ISSUED	0	01/01/2005
B0516754	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/0672	11/03/2017	QC	U	I	11	21,600
GRANTOR: WEST MARY CATHERINE						
GRANTEE: WEST CHARLES & MARY						
1555/0320	3/11/2008	WD	Q	I		495,000
GRANTOR: PLANTATION HOUSING OB						
GRANTEE: HENRY MARY CATHERIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 W8 FOP=[YR=2006] W13STP=[YR=2006] N6W6N2W4S8E10$W6 D3 R3 S4 E13 N4 U3 R3 $ D3 L3 S4 W13 N4 U3 L3 W4 N2 FSP=[YR=2015] N14 W17 S6 E1 D5 R5 S3 E11 $ W11 N3 U5 L5 W1 N6 W9 S50 E8 FGR=[YR=2006] S26 E10 S2 E11 N2 BAS=[YR=2015] E8 STP=[YR=2015] S2 E9 N2 FOP=[YR=2006] E17 N9 W3 S1 W5 S3 W10 N1 W7 S6 E8$ W9$ E1 N6 E7 N9 W16 S15$ N26 W21$ E21 S11 E16 S10 E10 N3 E5 N49$.

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	27	1,350	
2	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	100	2006	2006	3	87	5,429	

LAND DESCRIPTION

TOTAL OB/XF 6,779

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 07/28/2020 BY KWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS