



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,084	100	1993	2,084	316,627
DCK	80	10	1994	8	1,216
DCK	298	10	1994	30	4,558
FGR	576	55	1993	317	48,163
FOP	66	30	1993	20	3,038
FST	96	55	1993	53	8,053
SFB	216	80	2010	173	26,284

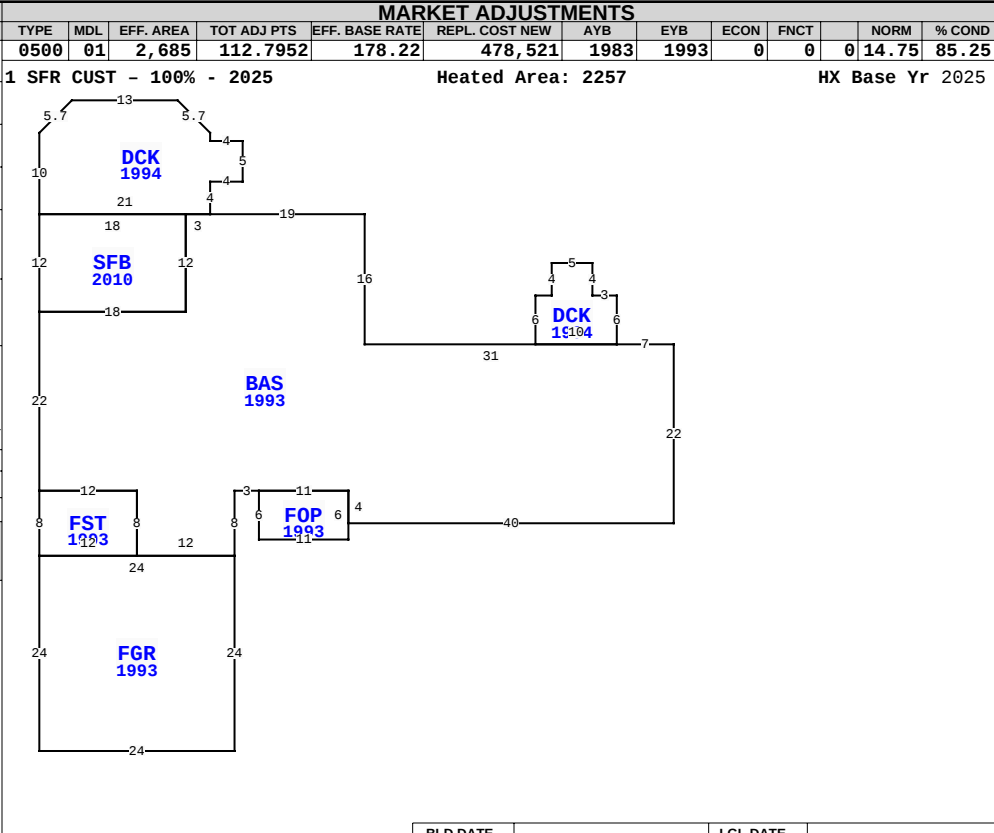
TOTALS	3,416			2,685	407,939
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	
2	0811	CONCRETE B	0	100	0	0	1,562.00	SF	5.20	5.20	100	1983	1983	3	38	3,087	
3	0850	PEBBLE WLK	0	100	0	0	226.00	SF	3.50	3.50	100	1983	1983	3	38	301	
4	0850	PEBBLE WLK	0	100	0	0	75.00	SF	3.50	3.50	100	1983	1983	3	38	100	
5	0820	WOOD WALK	0	100	0	0	104.00	SF	11.75	11.75	100	1990	1990	3	40	489	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							



91 OYSTER CATCHER CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/07/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	5,007
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		407,939
TOTAL MARKET OB/XF VALUE		5,007
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,112,946
SOH/AGL Deduction		469,665
ASSESSED VALUE		643,281
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		592,559
TOTAL JUST VALUE		1,112,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,043,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/986	2/07/2025	WD	U	I	11	100

GRANTOR: TRIBUZIO DOMINIQUE V
GRANTEE: TRIBUZIO FAMILY TRU
2254/1113 2/08/2019 WD Q I 01 605,000
GRANTOR: KIDD C WILLIAM & JEAN
GRANTEE: TRIBUZIO DOMINIQUE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 DCK=[YR=1994] N6 W3 N4 W5 S4 W2 S6 E10\$ W31
N16 W19 DCK=[YR=1994] N4 E4N5W4 N1 U4 L4 W13 D4 L4 S10
SFB=[YR=2010] S12 E18 N12 W18 \$ E21 \$W3 S12 W18 S22
FST=[YR=1993] S8 FGR=[YR=1993] S24 E24 N24 W24 \$E12 N8 W12 \$
E12 S8 E12 N8 E3 FOP=[YR=1993] S6 E11 N6 W11 \$ E11 S4 E40 N22
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