PT MARGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 2414/1188

ROGERS THOMAS W &/PURINGTON REBECCA
96830 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0001-0130

BUILDING CHARACTERISTICS

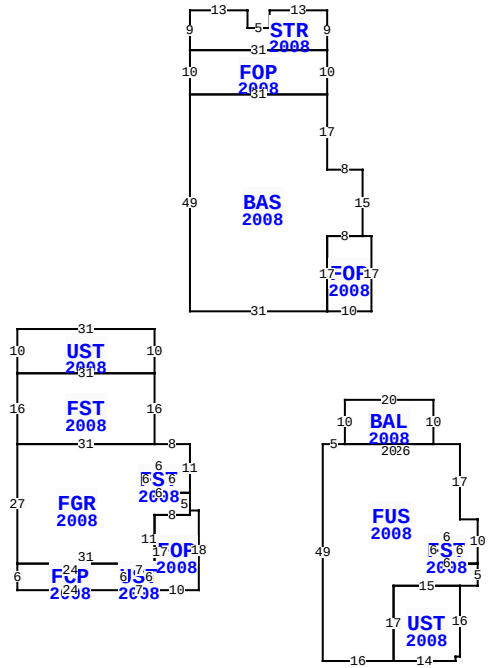
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	200	15	2008	30	4,630
BAS	1,639	100	2008	1,639	252,985
FCP	144	25	2008	36	5,557
FGR	965	55	2008	531	81,962
FOP	170	30	2008	51	7,872
FOP	172	30	2008	52	8,026
FOP	310	30	2008	93	14,355
FST	36	55	2008	20	3,087
FST	36	55	2008	20	3,087
FST	496	55	2008	273	42,138
TOTALS	6,357			4,368	674,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	4,368	167.1358	167.14	730,068	2008	2008	0	0	0	7.65	92.35

1 TOWNHOUSE - 100% - 2022 Heated Area: 2963 HX Base Yr 2022



** This building has 15 Sub-Areas

96830 BAY VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
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		674,218
TOTAL MARKET OB/XF VALUE		20,284
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		969,502
SOH/AGL Deduction		56,420
ASSESSED VALUE		913,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		862,360
TOTAL JUST VALUE		969,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		939,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2010884	H/AC	7,000	11/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/1188	12/01/2020	WD	Q	I	02	935,000
GRANTOR: 9683X OBVILLAS LLC						
GRANTEE: ROGERS THOMAS W & R						
2411/0803	11/23/2020	SW	U	I	11	100
GRANTOR: OYSTER BAY (TX) ISLAN						
GRANTEE: 9683X OBVILLAS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W8 FST=[YR=2008] N16 UST=[YR=2008] N10 W31 S10 E31 $ W31 S16 E31 $ W31 S27 FCP=[YR=2008] S6 E24 UST=[YR=2008] E7 FOP=[YR=2008] E10 N18 W2 S1 W8 S17 $ N6 W7 S6 $ N6 W24 $ E31 N11 E8 N5 W4 FST=[YR=2008] N6 W6 S6 E6$ E4 N11 $ PTR=E30 FUS=[YR=2008] E5 BAL=[YR=2008] N10 E20 S10 W20 $ E26 S17 E4 S10 W4 FST=[YR=2008] N6 W6 S6 E6 $ E4 S5 W4 UST=[YR=2008] S16 W1 S1 W14 N17 E15 $ W15 S17 W16 N49 $ W30 $PTR= N30 BAS=[YR=2008] N49 FOP=[YR=2008] N10 STR=[YR=2008] N9 E13 S4 E5 N4 E13 S9 W31 $ E31 S10 W31 $ E31 S17 E8 S15 FOP=[YR=2008] E2 S17 W10 N17 E8 $ W8 S17 W31 $ S30 $.

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	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2008	2008	3	88	6,160	
2	1126	CB/STC 8"	0	100	0	0	105.00	SF	8.00	8.00	100	2008	2008	3	88	739	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 20,284

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	000100	C	RES	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 02/04/2021 BY KW Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS