

IN OR 773/694 & OR 908/1623 &
OR 879/748
PARCEL 6-2 &

POWELL TERRELL J & MARY C
96005 OSPREY POINT LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100	1997	2,225	270,444
FOP	320	30	1997	96	11,668
FOP	440	30	1997	132	16,045
FSP	240	40	2007	96	11,668
FUS	1,056	100	1997	1,056	128,355
STR	25	10	1997	2	243
STR	40	10	1997	4	486
STR	48	10	1997	5	608
STR	50	10	1997	5	608
TOTALS	4,444			3,621	440,124

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0920	CWALL-WD/M	0	100	0	0	219.00	LF	390.00
3	0300	BOAT DCK W	0	100	0	0	1,050.00	SF	40.00
4	0825	BRICK	0	100	38	3	114.00	SF	12.50
5	0812	CONCRETE C	0	100	0	0	2,433.00	SF	4.00
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
7	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
9	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	1170.00	220.00	2.50
2	000100	C	RES	100		RSF-1	0.00	0.00	1.29

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,621	105.8400	139.71	505,890	1997	1997	0	0	0 13.00	87.00
1 SNGL FAM - 100% - 1998 Heated Area: 3281 HX Base Yr 1998											
96005 OSPREY POINT LN, FERNANDINA BEACH											
BLD DATE: 05/07/2025 MLU											

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0920	CWALL-WD/M	0	100	0	0	219.00	LF	390.00	390.00	100	1997	1997	3	20	17,082	
3	0300	BOAT DCK W	0	100	0	0	1,050.00	SF	40.00	40.00	100	1997	1997	3	24	10,080	
4	0825	BRICK	0	100	38	3	114.00	SF	12.50	12.50	100	1997	1997	3	91	1,297	
5	0812	CONCRETE C	0	100	0	0	2,433.00	SF	4.00	4.00	100	1997	1997	3	72	7,007	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999	3	20	300	
7	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2010	2010	3	40	360	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	800	
9	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2010	2010	3	56	2,912	

TOTAL OB/XF															42,603		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL						
RSF-1	1170.00	220.00	2.50	AC		1.00	1.00	0.90	175,000.00	157,500.00							
RSF-1	0.00	0.00	1.29	AC		1.00	1.00	1.00	100,000.00	100,000.00							

NASSAU COUNTY PROPERTY												PAGE 1 of 3		4
VALUATION SUMMARY												STANDARD		
VALUATION BY												STANDARD		
Tax Group: 4												Tax Dist:		
BUILDING MARKET VALUE												573,678		
TOTAL MARKET OB/XF VALUE												42,603		
TOTAL LAND VALUE - MARKET												522,750		
TOTAL MARKET VALUE												1,139,031		
SOH/AGL Deduction												466,986		
ASSESSED VALUE												672,045		
TOTAL EXEMPTION VALUE												50,722		
BASE TAXABLE VALUE												621,323		
TOTAL JUST VALUE												1,139,031		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												1,053,074		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972413	H/AC	0	06/01/1997
973617	NEW CONSTR	76,009	03/01/1997
973616	NEW CONSTR	160,000	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0773/0694	10/08/1996	WD	Q	V		62,000	
GRANTOR: KELLEY EDWARD L & MAR							
GRANTEE: POWELL TERRELL J &							
0616/0080	1/03/1991	WD	Q	V		49,500	
GRANTOR: BURFORD GERALD & D							
GRANTEE: KELLEY EDWARD & MAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1997] W24 STR=[YR=1997] N6 W8 S6 E8\$ W8 FSP=[YR=2007] W24 S10 BAS=[YR=1997] S16 W3 S11 E3 S20 E9 FOP=[YR=1997] E15 STR=[YR=1997] S5 E10 N5 W10\$ E32 N8 STR=[YR=1997] E5 N8 W5 S8\$ N8 W8 S8 W39 S8\$ N8 E39 N8 E8 N31 W56\$ E24 N10\$ S10 E32 STR=[YR=1997] E5 N5 W5 S5\$ N10\$ PTR= E35 FUS=[YR=1997] E8 S8 E24N8 E8 S26 W7 S8 W26 N8 W7 N26\$ W35\$.									

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