

LOTS 1 & 2
(EX OR 2262/855)
THE COVE @ OYSTER BAY PB 6/79

GERKE JASON & COLLEEN
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5065-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																		
Exterior Wall	30	VINYL 100	0500	01	3,309	110.9934	175.37	580,299	1998	2002	0	0	0	10.75	89.25	VALUATION BY STANDARD																	
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021														Heated Area: 2648																
Roof Cover	12	MODULAR MT 100															HX Base Yr 2021																
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		3 100																															
Bathrooms		4 100																															
Frame	02	WOOD FRAME 100																															
Stories		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			4024.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,336	100	1998	1,336	209,107																												
FDG	444	60	1998	266	41,633																												
FOP	30	30	1998	9	1,408																												
FOP	30	30	2007	9	1,408																												
FSP	105	40	2007	42	6,574																												
FSP	105	40	2007	42	6,574																												
FSP	354	40	2007	142	22,226																												
FSP	72	40	2019	29	4,539																												
FST	40	55	1998	22	3,443																												
FUS	454	100	1998	454	71,059																												
TOTALS	4,124			3,309	517,917																												
EXTRA FEATURES						96082 PARK PL, FERNANDINA BEACH																											
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	100	1998	1998	3	80	2,800																		
2	0810	CONCRETE A	0	100	71	3	213.00	SF	6.50	100	1998	1998	3	73	1,011																		
3	0810	CONCRETE A	0	100	0	0	905.00	SF	6.50	100	1998	1998	3	73	4,294																		
4	0819	CONC 12"	0	100	8	54	432.00	SF	6.18	100	1998	1998	3	73	1,947																		
5	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	100	2002	2002	3	80	3,200																		
6	0680	POLE SHED	0	100	15	11	165.00	SF	10.00	100	2002	2002	3	29	479																		
TOTAL OB/XF 13,731																																	
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	000134	C	RES POND	100		PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	142,500.00	142,500.00	213,750																
REVIEW DATE 05/04/2020 BY KWA Total Acres: 0.00 Total Land Value: 213,750 Market: 0 Agricultural: 0 Common: 213,750 PRINTED 07/30/2025 BY SYS																																	