

LOT 5
IN OR 1878/94
THE COVE @ OYSTER BAY PB 6/79

McFARLAND ROBERT JR & CYNTHIA L
96150 PARK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5065-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 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. 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
BAL	105	15	1998	16	2,729
BAS	1,322	100	1998	1,322	225,500
FDG	484	60	1998	290	49,467
FDG	220	60	2017	132	22,516
FOP	72	30	1998	22	3,753
FOP	105	30	1998	32	5,459
FSP	366	40	1998	146	24,904
FUS	874	100	1998	874	149,082
TOTALS	3,548			2,834	483,408

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	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	902.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,834	120.9600	191.12	541,634	1998	2002	0	0	10.75	89.25
1 SFR CUST - 100% - 2017											
Heated Area: 2196											
HX Base Yr											
96150 PARK PL, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/08/2025 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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	1998	1998	3	73	721	
3	0810	CONCRETE A	0	100	0	0	902.00	SF	6.50	6.50	100	1998	1998	3	73	4,280	
4	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00	10.00	100	2017	2017	3	96	8,237	

TOTAL OB/XF													16,038		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	1				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			483,408
TOTAL MARKET OB/XF VALUE			16,038
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			641,946
SOH/AGL Deduction			329,299
ASSESSED VALUE			312,647
TOTAL EXEMPTION VALUE		13	312,647
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			641,946
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			617,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1704693	REPAIR/RRF	0	10/01/2017
B177327	FGR ADDTN	10,235	08/14/2017
984898	NEW CONSTR	216,234	04/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1878/0094	9/06/2013	WD	Q	I	01	253,000	
GRANTOR: KANTNER KRISTEN LEIGH							
GRANTEE: MCFARLAND ROBERT I							
1225/1750	4/27/2004	WD	Q	I	06	45,000	
GRANTOR: CAIN ANNE M							
GRANTEE: KANTNER KRISTEN L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1998] W2 N2 FSP=[YR=1998] N14 W34 S9 E22 S5 E12 \$ W12 N5 W22 S8 W12 S12 FOP=[YR=1998] S6 E12 N6 W12 \$ E12 S21 FOP=[YR=1998] S7 E15 N7 W15 \$ E15 N4 E7 N8 E12 N14 E2 N8 \$ PTR= E15 FUS=[YR=1998] E12 S8 E22 N16 E8 S6 E4 S14 W10 S7 W2 S9 W7 S4 BAL=[YR=1998] S7 W15 N7 E15 \$ W15 N20 W12 N12 \$ W15 \$ PTR= W60 FDG=[YR=2017] W22 S10 FDG=[YR=1998] S22 E22 N22 W22\$ E22 N10\$ E60 \$.									