

LOT 15
IN OR 2217/1080
THE COVE @ OYSTER BAY PB 6/79

MENTUS MICHAEL J & GINA J
96255 PARK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5065-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,904	100	2020	1,904	478,762
FGR	963	55	2020	530	133,269
FOP	177	30	2020	53	13,327
FOP	221	30	2020	66	16,595
STR	12	10	2020	1	251
STR	24	10	2020	2	503
UUS	484	50	2020	242	60,851

TOTALS	3,785			2,798	703,559
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	42	3	126.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	882.00	SF	10.00
3	0861	POOL GUNIT	0	100	0	0	318.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	414.00	SF	10.00
5	0462	ST/AL FNC	0	100	234	0	936.00	SF	10.00
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

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

REVIEW DATE 03/04/2021 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,798	161.5680	255.28	714,273	2020	2020	0	0	1.50	98.50
1 SFR CUST - 100% - 2021 Heated Area: 1904 HX Base Yr 2021											
96255 PARK PL, FERNANDINA BEACH											

TOTAL OB/XF									
46,972									

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46,972									

Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					703,559				
TOTAL MARKET OB/XF VALUE					46,972				
TOTAL LAND VALUE - MARKET					142,500				
TOTAL MARKET VALUE					893,031				
SOH/AGL Deduction					432,471				
ASSESSED VALUE					460,560				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					409,838				
TOTAL JUST VALUE					893,031				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					859,523				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907175	CO ISSUED	0	07/06/2020
B2002055	SWIM POOL	30,000	03/06/2020
B1907175	NEW CONSTR	354,376	09/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2217/1080	8/03/2018	WD	Q	V	02	63,000	
GRANTOR:HILL LORETTA G							
GRANTEE:MENTUS MICHAEL J &							
1131/0865	4/22/2003	WD	Q	V		65,000	
GRANTOR:ZAMPOGNA GREGORY J &							
GRANTEE:HILL WILLIAM R & LO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W11 N4 W26 FOP=[YR=2020] N5 W17 S13 E17 N8\$ S8 W28 S6 W6 S20 E6 S6 E10 FOP=[YR=2020] S2 E6 STR=[YR=2020] S2 E6 N2 W6\$ E13 N5 FGR=[YR=2020] E1 R8 D8 L1 D1 D14 R15 R9 U9 R4 D4 R14 U14 U19 L20 D10 L10 W21 S5 E1\$ W1 N5 W17 S8 W1\$ E1 N8 E38 U10 R10 N1 E6 N17 \$ PTR= E40 UUS=[YR=2020] E11 S4 E11 S11 W11 S18 W11 N15 STR=[YR=2020] W6 N4 E6 S4\$ N18\$ W40\$.									