

LOT 23
IN OR 1996/50
THE COVE @ OYSTER BAY PB 6/79

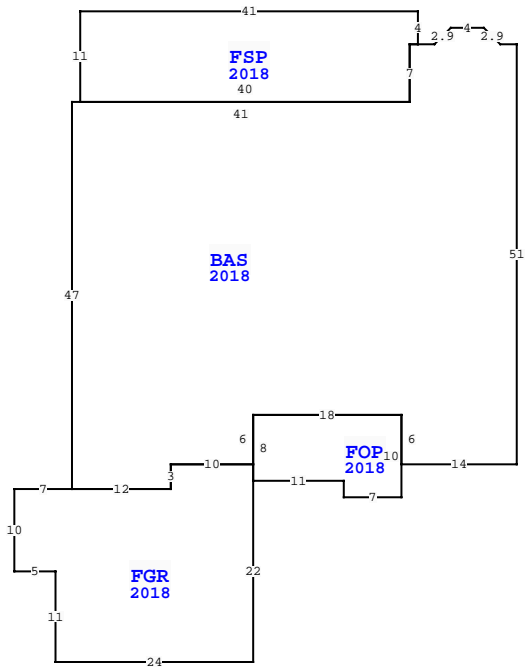
MCELHATTON JOHN B & CHRISTINA M
96091 PARK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5065-0023-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	13	STAND SEAM	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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
BAS	2,407	100	2018
FGR	584	55	2018
FOP	158	30	2018
FSP	444	40	2018
TOTALS	3,593		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,953	151.3776	239.18	706,299	2018	2018	0	0	2.50	97.50
1 SFR CUST - 100% - 2019 Heated Area: 2407 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			688,642
TOTAL MARKET OB/XF VALUE			11,756
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			842,898
SOH/AGL Deduction			476,906
ASSESSED VALUE			365,992
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			315,270
TOTAL JUST VALUE			842,898
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			808,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705587	CO ISSUED	0	06/12/2018
B1705587	NEW CONSTR	313,688	06/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1996/0050	7/21/2015	WD Q	Q	V	02	65,500
GRANTOR: RHING G PAUL & MARY A						
GRANTEE: MCELHATTON JOHN B &						
1255/1236	8/27/2004	WD Q	Q	V		88,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RHING G PAUL & MARY						

EXTRA FEATURES		96091 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	0825	BRICK	0	100	0	830.00	SF	12.50	12.50	100	2018	2018	3	99	10,271	
2	0825	BRICK	0	100	12	120.00	SF	12.50	12.50	100	2018	2018	3	99	1,485	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2018] W2 L2 U2 W4 D2 L2 W2 FSP=[YR=2018] N4 W41 S11 E40 N7 E1\$ W1\$ W41 S47 FGR=[YR=2018] W7 S10 E5 S11 E24 N22 FOP=[YR=2018] E11 S2 E7 N10 W18 S8\$ N2 W10 S3 W12\$ E12 N3 E10 N6 E18 S6 E14 N51\$.											

LAND DESCRIPTION		TOTAL OB/XF 11,756																						
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	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							