BLOCK 1 LOT 1 (EX S-1)
IN OR 1950/486
OYSTER BAY #1 PB 5/262

DAVIS MARTIN J & BETH J
96067 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

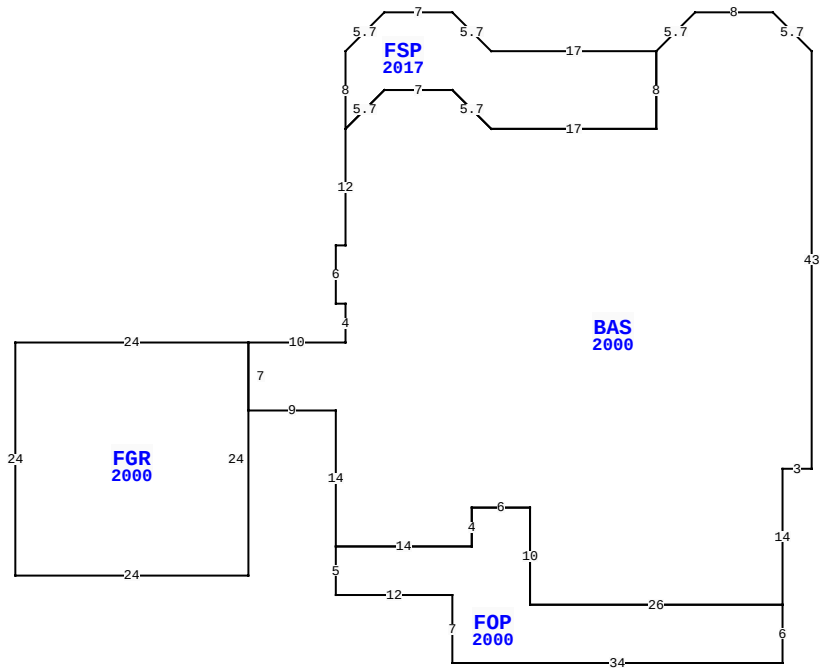
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	2000	2,482	407,627
FGR	576	55	2000	317	52,062
FOP	336	30	2000	101	16,587
FSP	256	40	2017	102	16,752
TOTALS	3,650			3,002	493,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,002	113.6016	179.49	538,829	2000	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2015 Heated Area: 2482 HX Base Yr 2015



96067 OYSTER BAY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		493,029
TOTAL MARKET OB/XF VALUE		12,213
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		647,742
SOH/AGL Deduction		309,794
ASSESSED VALUE		337,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,226
TOTAL JUST VALUE		647,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110411	REPAIR/RRF	19,880	09/01/2021
B1704245	WINDOWS	9,534	05/01/2017
996527	NEW CONSTR	150,000	10/01/1999
94-1293	CHNGE SRVC	200	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1950/0486	12/02/2014	WD	Q	I	02	384,500
GRANTOR: BENESCH DUDLEY						
GRANTEE: DAVIS MARTIN J & BE						
1722/0649	10/14/2010	QC	U	I	11	100
GRANTOR: BENESCH LISA A						
GRANTEE: BENESCH DUDLELY						

BUILDING NOTES

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	1,220.00	SF	5.20	5.20	100	2000	2000	3	77	4,885	
2	1241	WD DECK G	0	100	20	20	400.00	UT	13.80	13.80	100	2000	2000	3	27	1,490	
3	0462	ST/AL FNC	0	100	96	0	384.00	SF	10.00	10.00	100	2017	2017	3	81	3,110	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
5	0855	CONC PAVER	0	100	16	16	256.00	SF	10.00	10.00	100	2017	2017	3	96	2,458	

BUILDING DIMENSIONS

BAS=[YR=2000] U4 L4 W8 D4 L4 FSP=[YR=2017] W17 U4 L4 W7 D4 L4 S8 U4 R4 E7 D4 R4 E17 N8 $ S8 W17 U4 L4 W7 D4 L4 S12 W1 S6 E1 S4 W10FGR=[YR=2000] W24 S24 E24 N24 $ S7 E9 S14 FOP=[YR=2000] S5 E12 S7 E34 N6 W26 N10 W6 S4 W14 $ E14 N4 E6 S10 E26 N14 E3 N43 $.

LAND DESCRIPTION

TOTAL OB/XF 12,213

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS