

BLOCK 1 LOT 2
OYSTER BAY #1 PB 5/262

LONG BARBARA M/LEFFEL BETTY M
96079 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0001-0020



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	31	HARDIE BRD 100	0500	01	3,622	106.3125	167.97	608,387	2005	2012	0	0	5.50	94.50	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023												Heated Area: 3162												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												574,926											
Interior Floo	12	HARDWOOD 70													TOTAL MARKET OB/XF VALUE												13,699											
Interior Floo	14	CARPET 30													TOTAL LAND VALUE - MARKET												142,500											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												731,125											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												17,476											
Bedrooms	4	100													ASSESSED VALUE												713,649											
Bathrooms	3	100													TOTAL EXEMPTION VALUE												HX HB DW DX 65,722											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												647,927											
Stories	1.	1. 100													TOTAL JUST VALUE												731,125											
Units	0	100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 702,755																							
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	3,162	100	2005	3,162	501,909																																	
FGR	736	55	2005	405	64,286																																	
FOP	147	30	2005	44	6,984																																	
PTO	228	5	2005	11	1,746																																	
TOTALS 4,273 3,622 574,926																																						
EXTRA FEATURES																		96079 OYSTER BAY DR, 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	3,500.00	100	2005	2005	3	88	3,080																						
2	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00	4.00	100	2005	2005	3	84	5,867																						
3	0462	ST/AL FNC	0	100	125	0	500.00	SF	10.00	10.00	100	2018	2018	3	84	4,200																						
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552																						
LAND DESCRIPTION																		TOTAL OB/XF 13,699																				
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																					
REVIEW DATE 08/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS																																						