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

RUSCHMEIER DOROTHY
96133 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

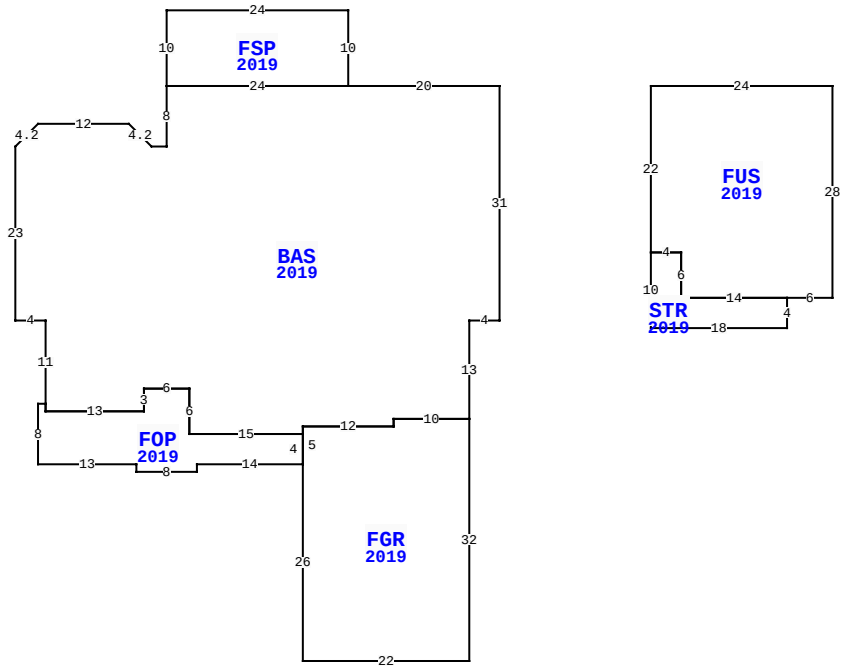
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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
BAS	2,602	100	2019	2,602	565,760
FGR	692	55	2019	381	82,841
FOP	227	30	2019	68	14,785
FSP	240	40	2019	96	20,874
FUS	648	100	2019	648	140,897
STR	96	10	2019	10	2,175
TOTALS	4,505			3,805	827,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,805	140.4216	221.87	844,215	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 3250 HX Base Yr 2020



96133 OYSTER BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		827,331
TOTAL MARKET OB/XF VALUE		26,442
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		996,273
SOH/AGL Deduction		448,009
ASSESSED VALUE		548,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		497,542
TOTAL JUST VALUE		996,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		956,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908328	CO ISSUED	0	12/11/2019
B1908328	NEW CONSTR	441,672	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1139	12/13/2019	SW	Q	I	01	639,500
GRANTOR: HOLDER JOHNSON HOMES						
GRANTEE: RUSCHMEIER DOROTHY						
2287/0686	6/13/2019	WD	Q	V	01	97,500
GRANTOR: KING GARY S & WANDA I						
GRANTEE: HOLDER JOHNSON HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FSP=[YR=2019] N10 W24 S10 E24$ W24 S8 W2 U3 L3 W12 D3 L3 S23 E4 S11 FOP=[YR=2019] W1 S8 E13 S1 E8 N1 E14 FGR=[YR=2019] S26 E22 N32 W10 S1 W12 S5$ N4 W15 N6 W6 S3 W13 N1$ S1 E13 N3 E6 S6 E15 N1 E12 N1 E10 N13 E4 N31$ PTR= E20 FUS=[YR=2019] E24 S28 W6 STR=[YR=2019] S4 W18 N10 E4 S6 E14$ W14 N6 W4 N22$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	40	3	120.00	SF	10.00	10.00	100	2019	2019	3	97	1,164	
3	0855	CONC PAVER	0	100	0	0	1,526.00	SF	10.00	10.00	100	2019	2019	3	97	14,802	
4	0462	ST/AL FNC	0	100	186	0	745.00	SF	10.00	10.00	100	2019	2019	3	87	6,482	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 26,442

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 01/08/2020 BY KW Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS