

BLOCK 2 LOT 2
IN OR 1860/1191
OYSTER BAY #1 PB 5/262

MARSHBURN ROBERT W & SUSAN V
96088 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,449	100	1997	2,449	403,467
FGR	549	55	1997	302	49,754
FOP	280	30	1997	84	13,839
FSP	280	40	2007	112	18,451
TOTALS	3,558			2,947	485,512

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,262.00	SF	4.00	4.00	
2	0855	CONC PAVER	0	100	0	0	432.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,947	117.1569	185.11	545,519	1997	2002	0	0	0 11.00	89.00
1 SFR CUST - 100% - 2014											
Heated Area: 2449											
HX Base Yr 2014											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/08/2025 MLU											

96088 OYSTER BAY DR, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			485,512
TOTAL MARKET OB/XF VALUE			9,376
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			637,388
SOH/AGL Deduction			303,666
ASSESSED VALUE			333,722
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			283,000
TOTAL JUST VALUE			637,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			613,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704105	NEW CONSTR	160,000	07/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1860/1191	6/03/2013	WD	Q	I	02	370,000
GRANTOR: JOHNSON CURTIS A & LI						
GRANTEE: MARSHBURN ROBERT W						
1234/1600	6/01/2004	WD	Q	I		385,000
GRANTOR: TANNER BOBBY FRED & P						
GRANTEE: JOHNSON CURTIS A &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W14 FSP=[YR=2007] W20 S14 E20 N14\$ S14 W20 N9 W29 S41 FGR=[YR=1997] W2 S21 E25 N14 FOP=[YR=1997] E40 N7 W40 S7 \$ N7 W10 N2 W12 S2 W1 \$ E1 N2 E12 S2 E50 N46 \$.											