BLOCK 2 LOT 6
OYSTER BAY #1 PB 5/262

RIZZO-CASCIO SALVATORE & THERESE R
96168 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0002-0060

BUILDING CHARACTERISTICS

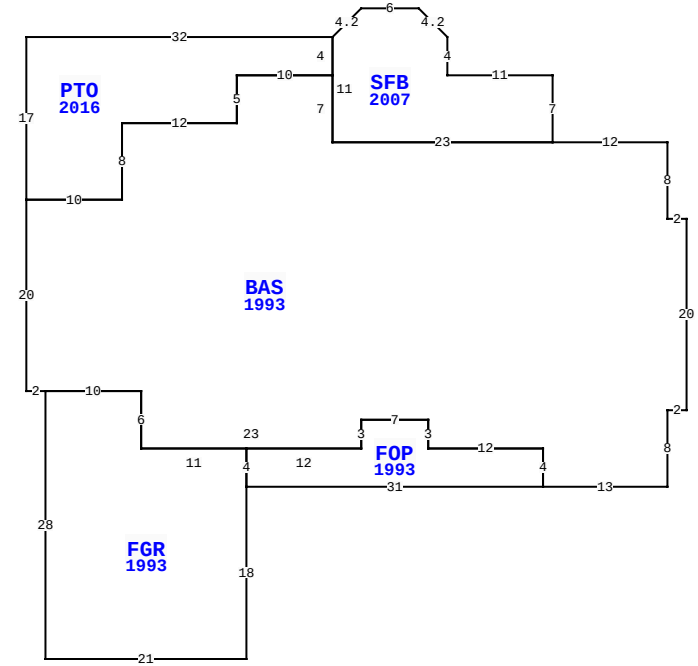
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,177	100	1993	2,177	362,034
FGR	522	55	1993	287	47,728
FOP	145	30	1993	44	7,317
PTO	318	5	2016	16	2,661
SFB	236	80	2007	189	31,431
TOTALS	3,398			2,713	451,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,713	114.4080	180.76	490,402	1992	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2023 Heated Area: 2366 HX Base Yr 2023



96168 OYSTER BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		451,170
TOTAL MARKET OB/XF VALUE		72,046
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		665,716
SOH/AGL Deduction		30,274
ASSESSED VALUE		635,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		584,720
TOTAL JUST VALUE		665,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018662	ADDITION	8,820	12/20/2022
22005263	SWIM POOL	63,150	04/05/2022
M1015359	H/AC	0	05/28/2010
8327	NEW CONSTR	91,796	08/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0184	7/16/2021	WD	Q	I	01	555,200
GRANTOR: FAIRMAN STEPHEN G JR						
GRANTEE: CASCIO SALVATORE R						
2462/1480	5/18/2021	FJ	U	I	11	100
GRANTOR: FAIRMAN STEPHEN GERAL						
GRANTEE: FAIRMAN STEPHEN GER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 SFB=[YR=2007] N7 W11N4 U3 L3 W6 L3 D3
PTO=[YR=2016] W32 S17 E10 N8 E12 N5 E10 N4$ S11 E23 $W23 N7
W10 S5 W12S8 W10 S20 E2 FGR=[YR=1993] S28 E21 N18
FOP=[YR=1993] E31 N4 W12 N3 W7 S3 W12 S4 $ N4 W11 N6 W10 $
E10 S6 E23 N3 E7 S3 E12 S4 E13N8 E2 N20 W2 N8 $.

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	1992	1992	3	70	2,450	
2	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2012	2012	3	81	729	
3	0462	ST/AL FNC	0	100	198	0	792.00	SF	10.00	10.00	100	2012	2012	3	64	5,069	
4	0855	CONC PAVER	0	100	0	0	356.00	SF	10.00	10.00	100	2016	2016	3	95	3,382	
5	0855	CONC PAVER	0	100	0	0	1,538.00	SF	10.00	10.00	100	2016	2016	3	95	14,611	
6	0912	SCRN RM G	1	100	0	0	825.00	SF	20.00	20.00	100	2023	2023		97	16,005	
7	0861	POOL GUNIT	1	100	0	0	294.00	SF	85.00	85.00	100	2023	2023		98	24,490	
8	0855	CONC PAVER	1	100	0	0	531.00	SF	10.00	10.00	100	2023	2023		100	5,310	

LAND DESCRIPTION

TOTAL OB/XF 72,046

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 04/20/2023 BY DJ Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS