BLOCK 2 LOT 7
IN OR 2209/335
OYSTER BAY #1 PB 5/262

STUCKWISCH STEVEN/NATION TAMMRA
96196 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

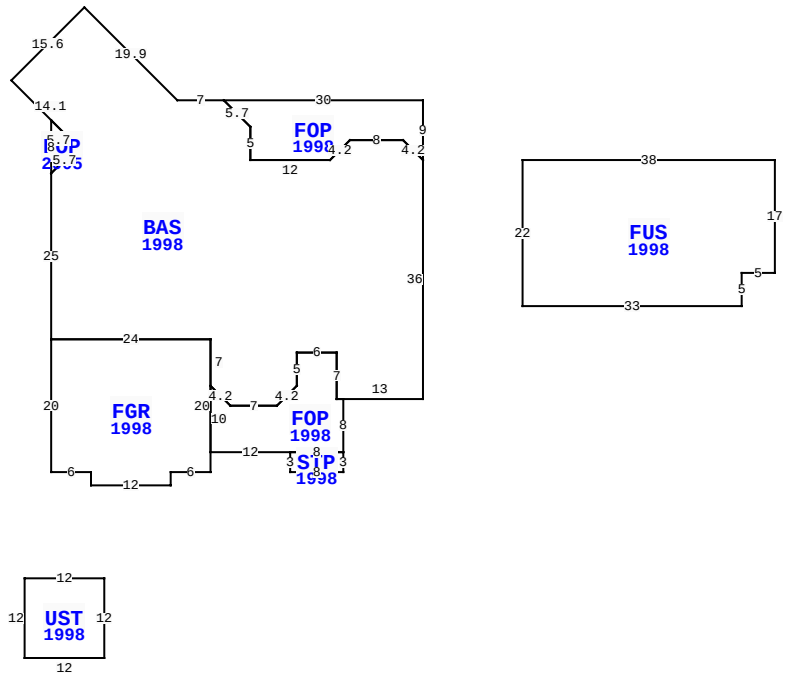
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,233	100	1998	2,233	330,858
FGR	504	55	1998	277	41,042
FOP	198	30	1998	59	8,742
FOP	209	30	1998	63	9,334
FOP	16	30	2005	5	740
FUS	811	100	1998	811	120,163
STP	24	10	1998	2	296
UST	144	45	1998	65	9,631
TOTALS	4,139			3,515	520,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,515	105.3675	166.48	585,177	1998	2002	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2019 Heated Area: 3044 HX Base Yr



96196 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		520,808
TOTAL MARKET OB/XF VALUE		29,867
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		693,175
SOH/AGL Deduction		10,516
ASSESSED VALUE		682,659
TOTAL EXEMPTION VALUE	13	682,659
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		693,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004869	REPAIR/RRF	0	06/01/2020
B17399	POOL ENCL	9,157	12/01/2006
B0516658	SWIM POOL	32,000	11/23/2005
974529	NEW CONSTR	180,000	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0335	7/09/2018	WD	Q	I	01	435,000
GRANTOR: DEATON WILLIAM C & LA						
GRANTEE: STUCKWISCH STEVEN &						
1977/1079	4/16/2015	SW	U	I	12	420,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: DEATON WILLIAM CHAD						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	1998	1998	3	73	958	
3	0812	CONCRETE C	0	100	0	0	1,512.00	SF	4.00	4.00	100	1998	1998	3	73	4,415	
4	1124	CB/STC 4"	0	100	18	5	90.00	SF	6.50	6.50	100	1998	1998	3	73	427	
5	0911	SCRN RM A	0	100	25	36	900.00	SF	17.50	17.50	100	2006	2006	3	24	3,780	
6	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00	85.00	100	2006	2006	3	40	12,376	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	
8	0855	CONC PAVER	0	100	0	0	678.00	SF	10.00	10.00	100	2006	2006	3	86	5,831	

BUILDING DIMENSIONS

FOP=[YR=1998] N9 W30 D4 R4 S5 E12 R3 U3 E8 D3 R3 $
BAS=[YR=1998] L3 U3 W8 D3 L3 W12 N5 L4 U4 W7 U14 L14
L11 D11 D10 R10 FOP=[YR=2005] U4 L4 S8 U4 R4 $ D4 L4
S25 FGR=[YR=1998] S20 E6 S2 E12 N2 E6 N20 W24 $ E24 S7
FOP=[YR=1998] S10 E12 STP=[YR=1998] S3 E8 N3 W8 $ E8 N8 W1
N7 W6 S5 L3 D3 W7 U3 L3 $ R3 D3 E7 U3 R3 N5 E6 S7 E13
N36 $ PTR= S75 W60 UST=[YR=1998] N12 E12 S12 W12 $ N75 E60$
PTR= E15 FUS=[YR=1998] S22 E33 N5 E5 N17W38 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 29,867

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 01/14/2020 BY TWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS