BLOCK 2 LOT 8
IN OR 1939/1094
OYSTER BAY #1 PB 5/262

DRAGER LIVING TRUST/DRAGER JAMES M TRUSTEE
96359 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

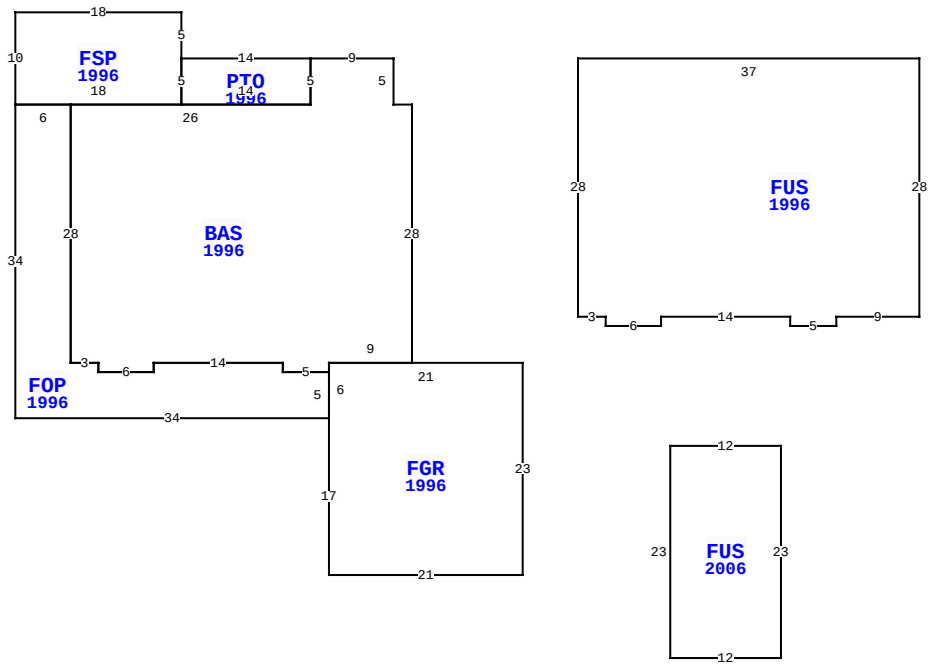
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,092	100	1996	1,092	171,141
FGR	483	55	1996	266	41,689
FOP	361	30	1996	108	16,926
FSP	180	40	1996	72	11,284
FUS	1,047	100	1996	1,047	164,089
FUS	276	100	2006	276	43,256
PTO	70	5	1996	4	627
TOTALS	3,509			2,865	449,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,865	111.1362	175.60	503,094	1996	2002	0	0	0	10.75	89.25

1 SFR CUST – 0% - 0 Heated Area: 2415 HX Base Yr



96208 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	449,011
TOTAL MARKET OB/XF VALUE	5,949
TOTAL LAND VALUE - MARKET	142,500
TOTAL MARKET VALUE	597,460
SOH/AGL Deduction	116,764
ASSESSED VALUE	480,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,696
TOTAL JUST VALUE	597,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514469	REPAIR/RRF	12,500	06/15/2015
963140	NEW CONSTR	120,000	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/1094	9/24/2014	WD	U	I	11	100
GRANTOR: DRAGER JAMES & BARBAR						
GRANTEE: DRAGER LIVING TRUST						
1769/1823	11/29/2011	WD	U	I	38	225,000
GRANTOR: MOORE MICHAEL J & ELI						
GRANTEE: DRAGER JAMES & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W9 PTO=[YR=1996] W14 FSP=[YR=1996] N5 W18 S10 FOP=[YR=1996] S34 E34 FGR=[YR=1996] S17 E21 N23 W21 S6 $ N5 W5 N1 W14 S1 W6 N1 W3 N28 W6$ E18 N5$ S5 E14 N5$ S5 W26 S28 E3 S1 E6 N1 E14 S1E5N1E9 N28W2N5$ PTR=E20 FUS=[YR=1996] E37 S28 W9 S1 W5 N1 W14 S1 W6 N1 W3 N28$ W20$ PTR=S65 E30 FUS=[YR=2006] N23 E12 S23 W12$ N65 W30$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	0	0	0	1,162.00	SF	4.00	4.00	100	1996	1996	3	70	3,254	

LAND DESCRIPTION

TOTAL OB/XF 5,949

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	0		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