BLOCK 2 LOT 10
IN OR 1981/1732
OYSTER BAY #1 PB 5/262

DOLINAR LOUIS A JR/MALESKI LINDA C
96258 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0002-0100

BUILDING CHARACTERISTICS

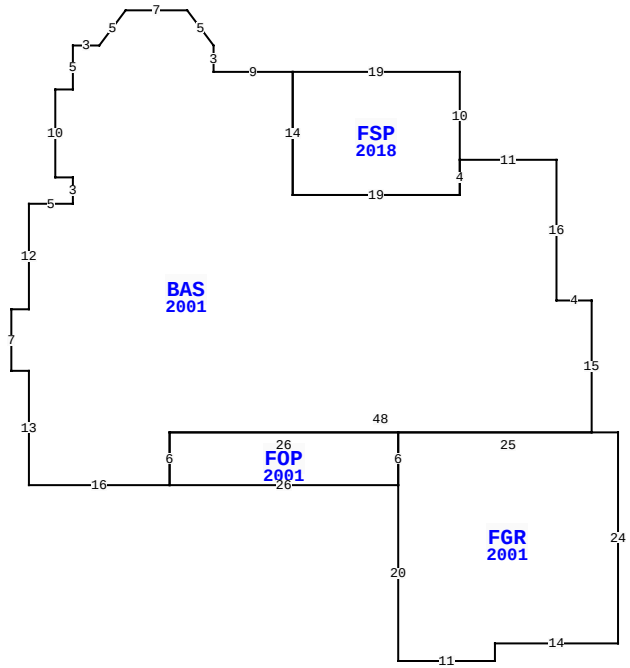
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,287	100	2001	2,287	396,590
FGR	622	55	2001	342	59,307
FOP	156	30	2001	47	8,150
FSP	266	40	2018	106	18,381
TOTALS	3,331			2,782	482,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,782	119.9520	189.52	527,245	2001	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2016 Heated Area: 2287 HX Base Yr 2016



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

96258 OYSTER BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		482,429
TOTAL MARKET OB/XF VALUE		8,315
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		633,244
SOH/AGL Deduction		274,259
ASSESSED VALUE		358,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,263
TOTAL JUST VALUE		633,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102839	ROOF	9,700	03/09/2021
M1704363	H/AC	0	05/16/2017
007088	NEW CONSTR	224,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/1738	5/26/2015	SW	U	I	11	100
GRANTOR: RIEL S GARDNER, GUARD						
GRANTEE: DOLINAR LOUIS A JR						
1981/1732	5/22/2015	WD	Q	I	01	319,000
GRANTOR: BARRY RUTH S LIVING T						
GRANTEE: DOLINAR LOUIS A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 N16 W11 FSP=[YR=2018] N10 W19 S14 E19 N4 $ S4 W19 N14 W9 N3 U4 L3 W7 L3 D4 W3 S5 W2 S10 E2 S3 W5 S12 W2 S7 E2 S13 E16 FOP=[YR=2001] E26 FGR=[YR=2001] S20 E11 N2 E14 N24 W25 S6 $ N6 W26 S6 $ N6 E48 N15 $.

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	0812	CONCRETE C	0	100	0	0	1,615.00	SF	4.00	4.00	100	2001	2001	3	79	5,103	
2	1123	CB 8"	0	100	14	4	56.00	SF	6.15	6.15	100	2001	2001	3	79	272	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 8,315

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 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