BLOCK 2 LOT 11
IN OR 1702/927
OYSTER BAY #1 PB 5/262

SINOR BUDDY R & SUSAN S
96282 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034-6164

2025

46-3N-28-5480-0002-0110

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

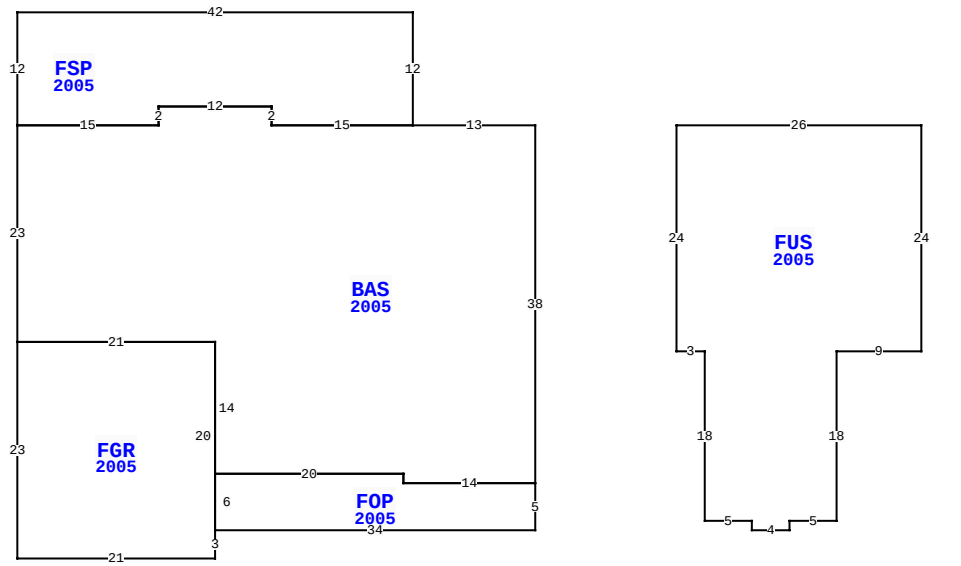
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	2005	1,779	298,375
FGR	483	55	2005	266	44,614
FOP	190	30	2005	57	9,560
FSP	480	40	2005	192	32,202
FUS	880	100	2005	880	147,595
TOTALS	3,812			3,174	532,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,174	114.7608	181.32	575,510	2005	2008	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2016 Heated Area: 2659 HX Base Yr 2016



96282 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		532,347
TOTAL MARKET OB/XF VALUE		16,551
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		691,398
SOH/AGL Deduction		293,077
ASSESSED VALUE		398,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,599
TOTAL JUST VALUE		691,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003798	REPAIR/RRF	2,500	05/01/2020
B13205	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1702/0927	9/24/2010	WD	U	I	11	274,000
GRANTOR: LASALLE BANK NATIONAL						
GRANTEE: SINOR BUDDY R & SUS						
1650/1034	11/30/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LASALLE BANK NATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] N12 W42 S12 E15 N2 E12 S2 E15$ W15 N2 W12 S2 W15 S23 FGR=[YR=2005] S23 E21 N3 FOP=[YR=2005] E34 N5 W14 N1 W20 S6$ N20 W21$ E21 S14 E20 S1 E14 N38$ PTR=E15 FUS=[YR=2005] E26 S24 W9 S18 W5 S1 W4 N1 W5 N18 W3 N24$ W15$.

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	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,547.00	SF	4.00	4.00	100	2005	2005	3	84	5,198	
3	0855	CONC PAVER	0	100	0	0	714.00	SF	10.00	10.00	100	2005	2005	3	84	5,998	
4	0300	BOAT DCK W	0	100	0	0	158.00	SF	40.00	40.00	100	2005	2005	3	36	2,275	

LAND DESCRIPTION

TOTAL OB/XF 16,551

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