BLOCK 2 LOT 12
OYSTER BAY #1 PB 5/262

PUCKETT SHANE & RENEE
96296 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0002-0120

BUILDING CHARACTERISTICS

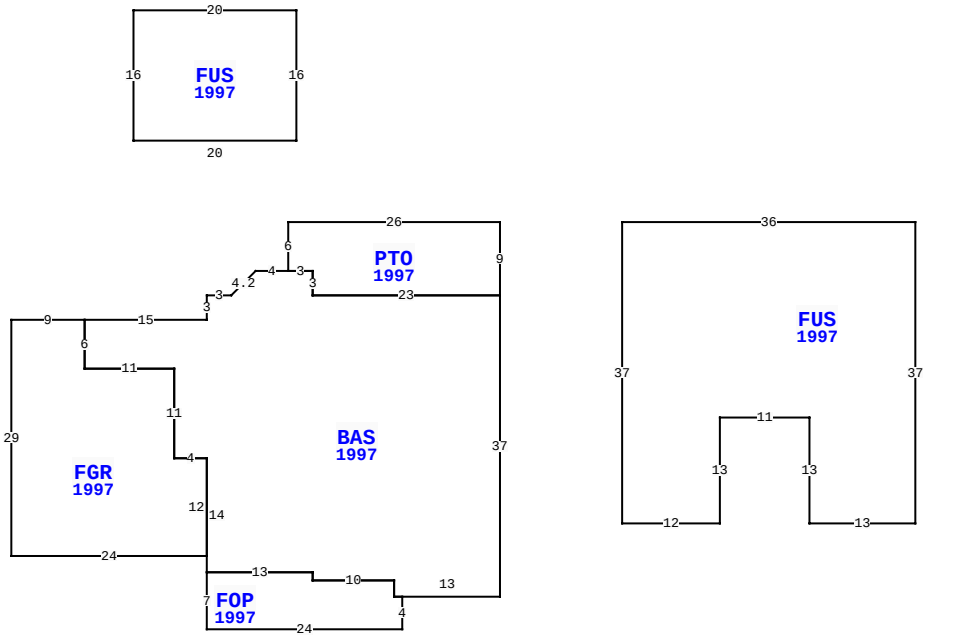
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,433	100	1997	1,433	229,144
FGR	562	55	1997	309	49,411
FOP	155	30	1997	46	7,356
FUS	320	100	1997	320	51,170
FUS	1,189	100	1997	1,189	190,128
PTO	225	5	1997	11	1,759
TOTALS	3,884			3,308	528,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,308	110.6070	174.76	578,106	1997	2007	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2021 Heated Area: 2942 HX Base Yr 2021



96296 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		528,967
TOTAL MARKET OB/XF VALUE		45,348
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		716,815
SOH/AGL Deduction		253,985
ASSESSED VALUE		462,830
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		412,108
TOTAL JUST VALUE		716,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101048	REPAIR/RRF	13,000	01/29/2021
B24710	XFOB	44,060	05/01/2011
B007504	SWIM POOL	16,000	10/01/2000
B973737	NEW CONSTR	190,000	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/1859	12/18/2020	WD	Q	I	01	560,000
GRANTOR: WRIGHT HAVILAND & MAR						
GRANTEE: PUCKETT SHANE & REN						
2028/0134	2/05/2016	WD	Q	I	01	465,000
GRANTOR: KARAKADZE RICARDO J &						
GRANTEE: WRIGHT HAVILAND & M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W26 S6 BAS=[YR=1997] W4 D3 L3 W3 S3 W15 FGR=[YR=1997] W9 S29 E24 N12 W4 N11 W11 N6$ S6 E11 S11 E4 S14 FOP=[YR=1997] S7 E24 N4 W1N2 W10 N1 W13$ E13 S1 E10 S2 E13 N37 W23 N3 W3$ E3S3 E23 N9 $ PTR=E15 FUS=[YR=1997] E36 S37 W13 N13 W11 S13 W12 N37 $ W15$ PTR=N10 W45 FUS=[YR=1997] N16 E20 S16 W20$ E45 S10$.

EXTRA FEATURES

L N	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	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,650.00	SF	4.00	4.00	100	1997	1997	3	72	4,752	
3	0861	POOL GUNIT	0	100	32	24	768.00	SF	85.00	85.00	100	2000	2000	3	23	15,014	
4	0845	KOOL DECK	0	100	0	0	704.00	SF	7.25	7.25	100	2000	2000	3	77	3,930	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350	
7	1126	CB/STC 8"	0	100	5	16	80.00	SF	8.00	8.00	100	2007	2007	3	87	557	
8	0911	SCRN RM A	0	100	0	0	2,080.00	SF	17.50	17.50	100	2011	2011	3	45	16,380	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 45,348

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS