

BLOCK 2 LOT 14
IN OR 1889/239
OYSTER BAY #1 PB 5/262

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96334 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0002-0140



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
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	2,410	100	2007	2,410	367,390
FGR	830	55	2007	456	69,514
FOP	168	30	2007	50	7,622
FSP	290	40	2011	116	17,683
FUS	1,011	100	2007	1,011	154,121
TOTALS	4,709			4,043	616,331

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,043	104.8740	165.70	669,925	2007	2007	0	0	8.00	92.00

1 SFR CUST - 100% - 2014

Heated Area: 3421

HX Base Yr 2014

Floor plan diagram showing various rooms and areas labeled with codes and years: FSP 2011, BAS 2007, FGR 2007, FOP 2007, FUS 2007. Dimensions are provided for each section.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025

MLU