BLK 3 LOT 2
OYSTER BAY #1 PB 5/262

VICE DAVID
96257 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0003-0020

NASSAU COUNTY PROPERTY

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 50
Interior Wall	08	DECORATIVE 50
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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

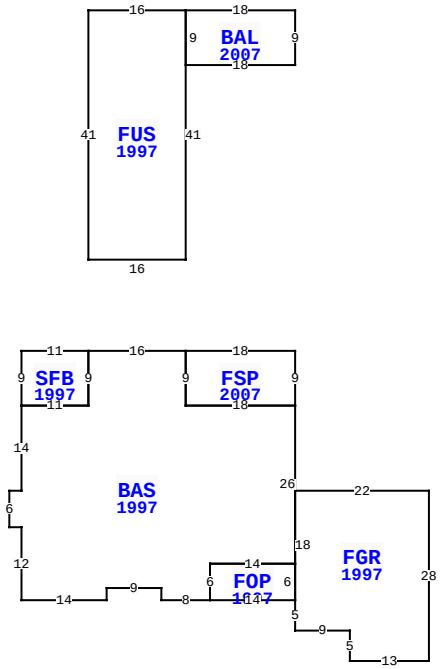
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	162	15	2007	24	4,426
BAS	1,494	100	1997	1,494	275,494
FGR	571	55	1997	314	57,902
FOP	84	30	1997	25	4,610
FSP	162	40	2007	65	11,986
FUS	656	100	1997	656	120,967
SFB	99	80	1997	79	14,568
TOTALS	3,228			2,657	489,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,657	125.4960	198.28	526,830	1997	2010	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2024 Heated Area: 2229 HX Base Yr 2024



96257 OYSTER BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		489,952
TOTAL MARKET OB/XF VALUE		15,714
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		648,166
SOH/AGL Deduction		6,520
ASSESSED VALUE		641,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		590,924
TOTAL JUST VALUE		648,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413849	REPAIR/RRF	9,000	03/19/2014
B20447	REMODEL	6,700	08/28/2007
B3662	NEW CONSTR	150,000	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/0283	7/19/2021	WD	Q	I	01	699,000
GRANTOR: PENDLETON PATRICIA M						
GRANTEE: VICE DAVID						
1780/0784	2/24/2012	WD	Q	I	01	284,000
GRANTOR: NICHOLS JAMES J & GLE						
GRANTEE: PENDLETON PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=-18,0] W16 S9 W11 S14 W2 S6 E2 S12 E14 N2
E9 S2 E8 N6 E14 N26 W18 N9 $
FUS=[YR=1997;ORIG=-34,-15] N41 E16 S41 W16 $
FGR=[YR=1997;ORIG=0,41] S5 E9 S5 E13 N28 W22 S18 $
FSP=[YR=2007;ORIG=0,0] W18 S9 E18 N9 $
BAL=[YR=2007;ORIG=-18,-56] E18 S9 W18 N9 $
SFB=[YR=1997;ORIG=-34,0] W11 S9 E11 N9 $
FOP=[YR=1997;ORIG=-14,41] E14 N6 W14 S6 $
PTR=[ORIG=0,0] N15 W34 E34 S15 $
.

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	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	2,742.00	SF	4.00	4.00	100	1997	1997	3	72	7,897	
3	1124	CB/STC 4"	0	100	18	4	72.00	SF	6.50	6.50	100	1997	1997	3	72	337	
4	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00	10.00	100	2007	2007	3	87	4,715	

LAND DESCRIPTION

TOTAL OB/XF 15,714

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