

BLOCK 3 LOT 5
IN OR 1800/548
OYSTER BAY #1 PB 5/262

DAVIS ROGER T & BECKEY E
96319 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0003-0050



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,140	100	1995	1,140	186,636
FGR	484	55	1995	266	43,549
FOP	128	30	1995	38	6,221
FOP	288	30	1995	86	14,080
FUS	308	100	1995	308	50,425
FUS	756	100	1995	756	123,769

TOTALS	3,104			2,594	424,678
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,440.00	SF	4.00	4.00	
2	1242	WD DECK A	0	100	3	10	30.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1241	WD DECK G	0	100	22	12	264.00	UT	12.65	12.65	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,594	116.4240	183.95	477,166	1995	2002	0	0	0 11.00	89.00
1 SFR CUST - 100% - 2014 Heated Area: 2204 HX Base Yr 2014											
96319 OYSTER BAY DR, FERNANDINA BEACH											
BLD DATE: 05/08/2025 MLU											

TOTAL OB/XF											
7,445											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		424,678	
TOTAL MARKET OB/XF VALUE		7,445	
TOTAL LAND VALUE - MARKET		142,500	
TOTAL MARKET VALUE		574,623	
SOH/AGL Deduction		283,075	
ASSESSED VALUE		291,548	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		240,826	
TOTAL JUST VALUE		574,623	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		553,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806911	REMODEL	10,000	09/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1800/0548	6/29/2012	WD	Q	I	02	227,700	
GRANTOR: SHELTON WALTER L & SA							
GRANTEE: DAVIS ROGER T & BEC							
1218/0274	3/26/2004	WD	Q	I		265,000	
GRANTOR: BOYETT HERBERT F & MA							
GRANTEE: SHELTON WALTER L &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W38 FOP=[YR=1995] N6 W8 FGR=[YR=1995] W22 S22 E22 N22 \$ S16 E8 N10 \$ S30 E1 FOP=[YR=1995] S8 E36 N8 W36 \$ E37 N30 \$ PTR=E15 FUS=[YR=1995] E38 S18 W7 S6 W4 N6 W6 S6 W4 N6 W6 S6 W4 N6 W7 N18\$ W15\$ PTR=W95 S45 FUS=[YR=1995] N22 E14 S22 W14\$ E95 N45\$.											