BLOCK 3 LOT 8
IN OR 1938/1932
OYSTER BAY #1 PB 5/262

SHELLEY DRANE A
96369 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

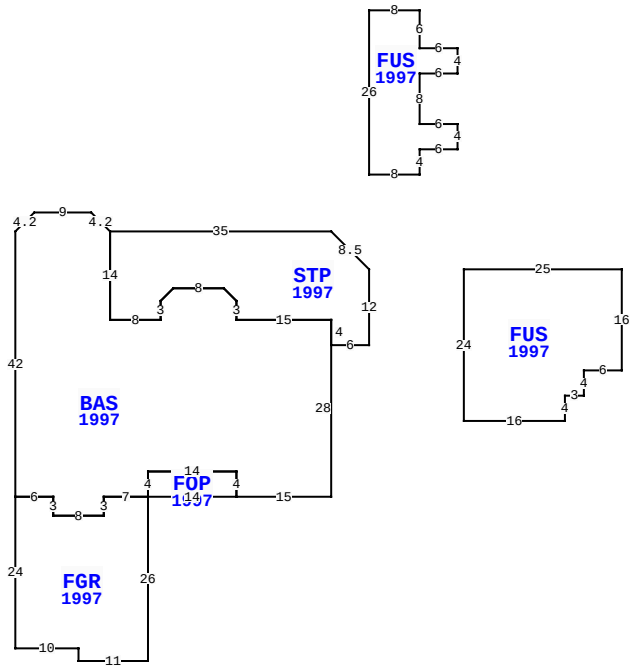
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,670	100	1997	1,670	263,405
FGR	502	55	1997	276	43,532
FOP	56	30	1997	17	2,682
FUS	256	100	1997	256	40,378
FUS	540	100	1997	540	85,173
STP	524	10	1997	52	8,202
TOTALS	3,548			2,811	443,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,811	114.8112	181.40	509,915	1997	2002	0	0	0	13.05	86.95

1 SFR CUST – 100% - 2015 Heated Area: 2466 HX Base Yr 2015



96369 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		443,371
TOTAL MARKET OB/XF VALUE		9,195
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		595,066
SOH/AGL Deduction		268,118
ASSESSED VALUE		326,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,226
TOTAL JUST VALUE		595,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005472	NW RES SCN	16,900	05/20/2025
R1705294	REPAIR/RRF	0	08/01/2017
963016	NEW CONSTR	132,000	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/1932	9/10/2014	SW	U	I	12	321,000
GRANTOR: DLJ MORTGAGE CAPITAL						
GRANTEE: SHELLEY DRANE A						
1905/0125	3/03/2014	CT	U	I	18	231,000
GRANTOR: CLERK OF COURT						
GRANTEE: DLJ MORTGAGE CAPITA						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=1997] U6 L6 W35 BAS=[YR=1997] U3 L3 W9 D3 L3 S42 FGR=[YR=1997] S24 E10 S2E11 N26 W7 S3 W8 N3 W6$ E6 S3 E8 N3 E7 FOP=[YR=1997] E14 N4 W14 S4$ N4 E14 S4 E15 N28 W15 N3 L2 U2 W8 D2 L2 S3 W8 N14$ S14 E8 N3 R2 U2 E8 D2 R2 S3 E15 S4 E6 N12$ PTR= E15 FUS=[YR=1997] E25 S16 W6 S4 W3 S4 W16 N24$ W15 PTR=N15 FUS=[YR=1997] N26 E8 S6 E6 S4 W6 S8 E6 S4 W6 S4 W8$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0811	CONCRETE B	0	100	0	0	2,034.00	SF	5.20	5.20	100	1997	1997	3	72	7,615	

LAND DESCRIPTION

TOTAL OB/XF 9,195

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	0003	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