LOT C-2
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

LACY MATTHEW D & SALLY MILES
507 STRATTON MAJOR RD
SHACKLEFORDS, VA 23156

2025

46-3N-28-5481-00C2-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 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		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

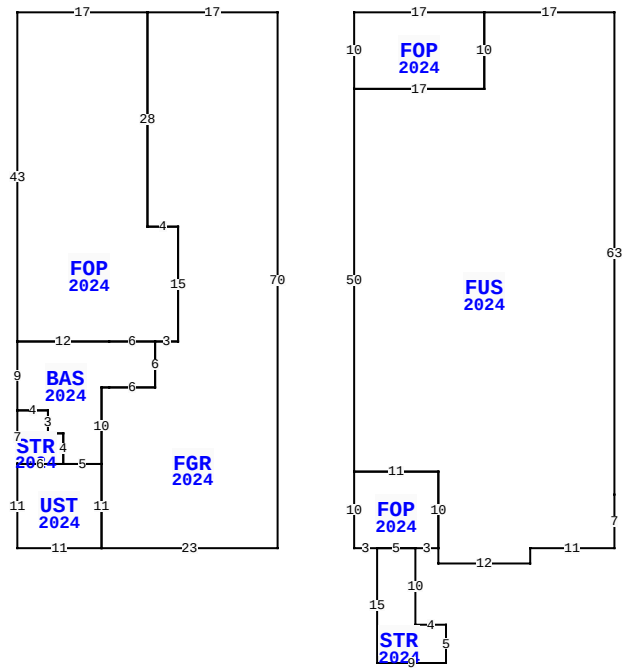
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4024.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100	2024	182	35,787
FGR	1,250	55	2024	688	135,285
FOP	110	30	2024	33	6,489
FOP	170	30	2024	51	10,029
FOP	791	30	2024	237	46,602
FUS	2,124	100	2024	2,124	417,654
STR	36	10	2024	4	786
STR	95	10	2024	10	1,966
UST	121	45	2024	54	10,618
TOTALS	4,879			3,383	665,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,383	148.1568	234.09	791,926	2024	2024	16	0	0	0.00	84.00

1 SFR CUST – 0% - 2025 Heated Area: 2306 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

96401 CONTESSA POINT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	665,218
TOTAL MARKET OB/XF VALUE	18,870
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	804,088
SOH/AGL Deduction	0
ASSESSED VALUE	804,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	804,088
TOTAL JUST VALUE	804,088
NCON VALUE	684,088
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002485	PRIVATE PROVIDER	453,892	03/04/2024
22005274	NEW CONSTR	453,892	04/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/1943	1/10/2024	SW	Q	I	01	805,300
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: LACY MATTHEW D & SA						
2476/0489	7/01/2021	SW	Q	V	05	1,560,000
GRANTOR: O B ISLAND HOMES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,20] E17 N10 E17 S63 S7 W11 S2 W12 N2 N10 W11 N50 $
FGR=[YR=2024;ORIG=60,10] W17 S28 E4 S15 W3 S6 W6 W1 S10 S11 E23 N70 $
FOP=[YR=2024;ORIG=43,10] W17 S43 E12 E6 E3 N15 W4 N28 $
BAS=[YR=2024;ORIG=26,53] E12 E6 S6 W6 W1 S10 W5 N4 W2 N3 W4 N9 $
FOP=[YR=2024;ORIG=87,10] W17 S10 E17 N10 $
UST=[YR=2024;ORIG=37,69] W5 W6 S11 E11 N11 $
FOP=[YR=2024;ORIG=70,70] E11 S10 W3 W5 W3 N10 $
STR=[YR=2024;ORIG=73,80] E5 S10 E4 S5 W9 N15 $
STR=[YR=2024;ORIG=26,62] E4 S3 E2 S4 W6 N7 $

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	0855	CONC PAVER	0	0	0	0	867.00	SF	10.00	10.00	100	2025	2024		100	8,670	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2025	2024		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 18,870

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	000116	C	RES MARSH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 09/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS