LOT C-4
IN OR 2458/1092
VILLAS AT OYSTER BAY HARBOURS

TAORMINA DAVID PAUL/RAMDIAL RASHMI
96456 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5481-00C4-0000

BUILDING CHARACTERISTICS

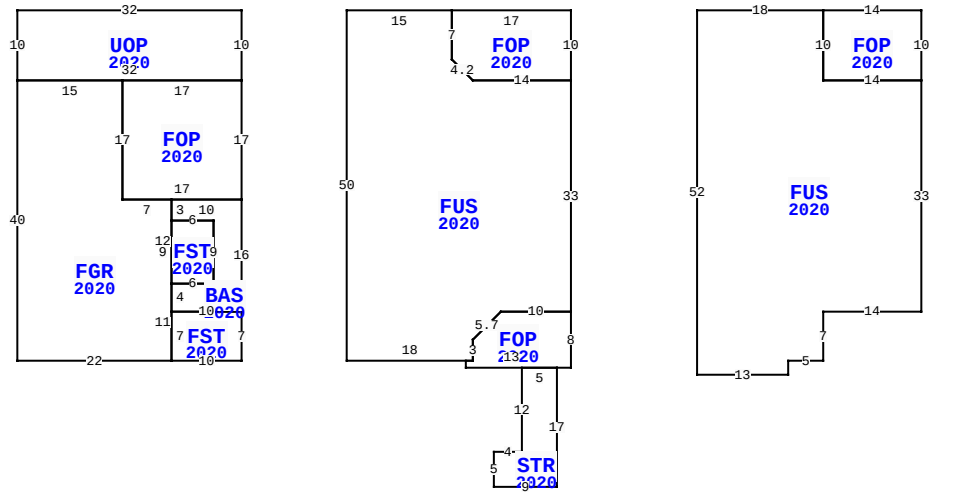
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 66
Exterior Wall	17	CB STUCCO 34
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 66
Frame	03	MASONRY 34
Stories	3.	3. 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	106	100	2020	106	23,958
FGR	761	55	2020	419	94,703
FOP	105	30	2020	32	7,233
FOP	140	30	2020	42	9,493
FOP	166	30	2020	50	11,301
FOP	289	30	2020	87	19,664
FST	54	55	2020	30	6,781
FST	70	55	2020	38	8,589
FUS	1,345	100	2020	1,345	303,999
FUS	1,388	100	2020	1,388	313,718
TOTALS	4,849			3,611	816,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,611	145.4825	229.86	830,024	2020	2020	0	0	0	1.67	98.33

1 SFR CUST – 100% - 2022 Heated Area: 2839 HX Base Yr 2022



** This building has 12 Sub-Areas

96456 BAY VIEW DR, FERNANDINA BEACH

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

EXTRA FEATURES

L N	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	100	62	3	186.00	SF	10.00	10.00	100	2020	2020	3	98	1,823	
2	0855	CONC PAVER	0	100	0	0	1,348.00	SF	10.00	10.00	100	2020	2020	3	98	13,210	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		816,163
TOTAL MARKET OB/XF VALUE		18,498
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		954,661
SOH/AGL Deduction		246,954
ASSESSED VALUE		707,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		656,985
TOTAL JUST VALUE		954,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		956,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204234	CO ISSUED	0	05/18/2020
B1909524	NEW CONSTR	400,178	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1092	4/26/2021	WD	Q	I	01	799,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: TAORMINA DAVID PAUL						
2213/0432	7/17/2018	SW	Q	V	01	100,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W32 S10 FGR=[YR=2020] S40 E22 FST=[YR=2020] E10 N7 BAS=[YR=2020] N16 FOP=[YR=2020] N17 W17 S17 E17$ W10 S3 E6 S9 W6 S4 E10$ W10 S7 $ N11 FST=[YR=2020] N9 E6 S9 W6$ N12 W7 N17 W15$ E32 N10$ PTR= E15 FUS=[YR=2020] E15 FOP=[YR=2020] E17 S10 W14 U3 L3 N7$ S7 D3 R3 E14S33 FOP=[YR=2020] S8 W2 STR=[YR=2020] S17 W9 N5 E4 N12 E5$ W13 N1 E1 N3 U4 R4 E10$ W10 D4 L4 S3 W18 N50$ E50 FUS=[YR=2020] E18 FOP=[YR=2020] E14 S10 W14 N10$ S10 E14 S33 W14 S7 W5 S2 W13 N52$ W65$.

LAND DESCRIPTION

TOTAL OB/XF 18,498

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 02/04/2020 BY KW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS