

CROSLEY POWEL & MICHELLE MCKENZIE L/E/
96462 BAY VIEW DR
FERNANDINA BEACH, FL 32034

46-3N-28-5481-00C5-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

17 CB STUCCO 50
31 HARDIE BRD 50
08 IRREGULAR 100
13 STAND SEAM 100
05 DRYWALL 100
13 LVT/LAMNT 80
11 CLAY TILE 20
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2.5 100

02 WOOD FRAME 50
03 MASONRY 50
2. 2. 100
0 100

04 Quality Level 04
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4024.100
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE
BAS187100202218743,695
BAS2,12410020222,124496,303
FGR1,310552022720168,239
FOP110302022337,711
FOP1703020225111,917
FOP73130202221951,172
FST42552022235,374
FST1105520226014,020
STR8310202281,869
TOTALS4,8673,425800,300

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% CONDV

0500113,425149.0069235.43806,34820222022000.7599.25

1 SFR CUST - 100% - 2024Heated Area: 2311HX Base Yr 2024

FOP2022

FOP2022

FOP2022

FOP2022

FST2022

FGR2022

STR2022

BAS2022

BAS2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE800,300
TOTAL MARKET OB/XF VALUE12,791
TOTAL LAND VALUE - MARKET120,000
TOTAL MARKET VALUE933,091
SOH/AGL Deduction400,574
ASSESSED VALUE532,517
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE481,795
TOTAL JUST VALUE933,091
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE936,528

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE
2802/3667/09/2025LEUII11100
GRANTOR:CROSLLEY POWEL & MICHE
GRANTEE:CROSLLEY POWEL & MIC
2631/7584/10/2023WDQII01950,000
GRANTOR:NEW ATLANTIC BUILDERS
GRANTEE:CROSLLEY POWEL & MIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=32,0] E17 S70 W11 S2 W12 N2 N10 W11 N50 E17 N10 \$
FGR=[YR=2022;ORIG=0,0] W17 S43 E1 S6 W7 S21 E23 N70 \$
FOP=[YR=2022;ORIG=-17,0] W17 S43 E17 N43 \$
BAS=[YR=2022;ORIG=-34,43] S17 E11 N11 N6 W11 \$
FOP=[YR=2022;ORIG=15,0] E17 S10 W17 N10 \$
FST=[YR=2022;ORIG=-34,60] S10 E11 N10 W11 \$
FOP=[YR=2022;ORIG=26,70] W4 W7 N10 E11 S10 \$
STR=[YR=2022;ORIG=22,70] S12 E3 S5 W7 N17 E4 \$
FST=[YR=2022;ORIG=-23,49] E7 N6 W7 S6 \$
PTR=[ORIG=0,0] E15 W15 \$

LAND DESCRIPTION

L NUSE CODECLSBLD CAPLRWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

1000116CRES MARSH100PUD0.000.001.00LT1.001.001.00120,000.00120,000.00120,000

EXTRA FEATURES

96462 BAY VIEW DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2025MLU

REVIEW DATE01/05/2023BYDJTotal Acres: 0.00Total Land Value: 120,000Market: 0Agricultural: 0Common: 120,000PRINTED 07/30/2025 BY SYS