TRACT C
"FUTURE DEVELOPMENT"
VILLAS AT OYSTER BAY HARBOURS

JONES FAMILY TRUST
4112 AREZZO POINTE LN
SAN JOSE, CA 95148

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4024.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VISTA VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	30,200
TOTAL LAND VALUE - MARKET	1,942,250
TOTAL MARKET VALUE	1,972,450
SOH/AGL Deduction	0
ASSESSED VALUE	1,972,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,972,450
TOTAL JUST VALUE	1,972,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,859,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0123	3/31/2022	SW	Q	I	01	1,879,800

GRANTOR: OBJI LLC

GRANTEE: JONES FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	375	5	1,875.00	SF	40.00	40.00	100	1999	1999	3	26	19,500	
2	0302	FLT DOCK C	0	0	32	8	256.00	SF	50.00	50.00	100	1999	1999	3	20	2,560	
3	0317	DCK PLNG W	0	0	0	0	11.00	UT	1,000.00	1,000.00	100	2017	2017	3	74	8,140	

LAND DESCRIPTION

TOTAL OB/XF 30,200

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	000100	C	RES	0		PUD	0.00	0.00	4.57	AC		1.00	1.00	1.00	425,000.00	425,000.00	1,942,250							

REVIEW DATE 06/15/2020 BY KWA Total Acres: 4.57 Total Land Value: 1,942,250 Market: 0 Agricultural: 0 Common: 1,942,250 PRINTED 07/30/2025 BY SYS