TRACT F
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

CONTESSA WEST LTD
2626 HOWELL STREET #850
DALLAS, TX 75204

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

CONTESSA POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,163,250
TOTAL MARKET VALUE	2,163,250
SOH/AGL Deduction	0
ASSESSED VALUE	2,163,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,163,250
TOTAL JUST VALUE	2,163,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,036,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1295	12/30/2022	SW	U	V	30	1,782,200

GRANTOR: O B ISLAND HOMES LLC
GRANTEE: CONTESSA WEST LTD

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	10.18	AC		1.00	1.00	0.50	425,000.00	212,500.00	2,163,250							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 10.18 Total Land Value: 2,163,250 Market: 0 Agricultural: 0 Common: 2,163,250 PRINTED 07/30/2025 BY SYS