LOTS B-15 & B-16
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

SMITH WILLIAM JOSEPH & SHIRLEY TERESA
96438 CONCH CT
FERNANDINA BEACH, FL 32034

**2025**

**46-3N-28-5481-0B15-0000**

## BUILDING CHARACTERISTICS

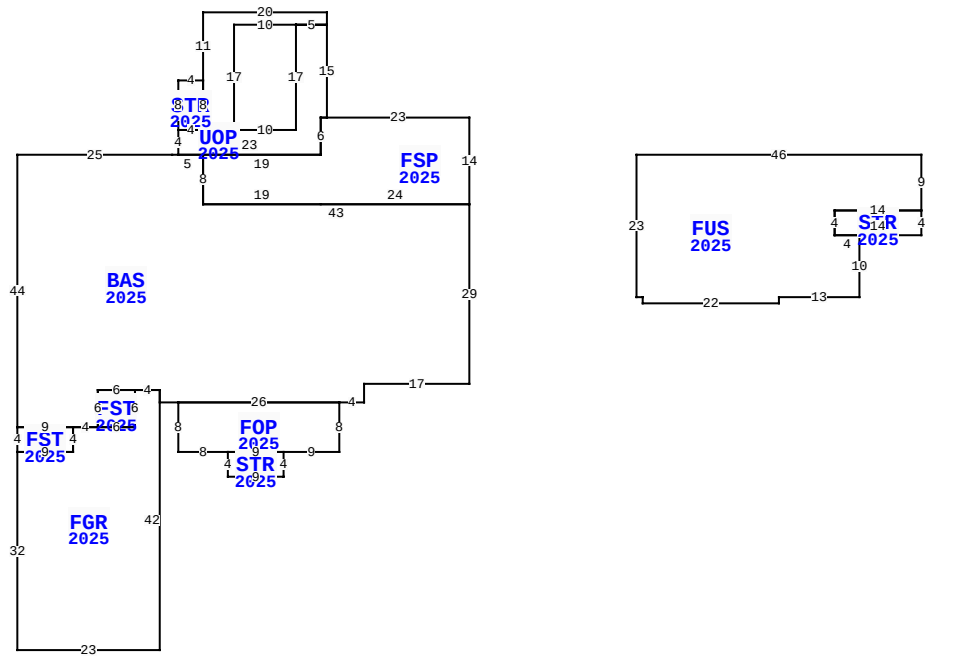
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Interior SELECT | NEW | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| 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 | 2,557 | 100 | 2025 | 2,557 | 744,113 |
| FGR | 816 | 55 | 2025 | 449 | 130,663 |
| FOP | 208 | 30 | 2025 | 62 | 18,043 |
| FSP | 488 | 40 | 2025 | 195 | 56,747 |
| FST | 36 | 55 | 2025 | 20 | 5,820 |
| FST | 36 | 55 | 2025 | 20 | 5,820 |
| FUS | 924 | 100 | 2025 | 924 | 268,893 |
| STR | 32 | 10 | 2025 | 3 | 873 |
| STR | 36 | 10 | 2025 | 4 | 1,164 |
| STR | 56 | 10 | 2025 | 6 | 1,746 |
| TOTALS | 5,489 | | | 4,300 | 1,251,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 4,300 | 184.1840 | 291.01 | 1,251,343 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2025 Heated Area: 3481 HX Base Yr 2025




** This building has 11 Sub-Areas

96438 CONCH CT, FERNANDINA BEACH

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

## 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 | 100 | 0 | 0 | 2,030.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 20,300 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 17 | 10 | 170.00 | SF | 85.00 | 85.00 | 100 | 2025 | 2024 | | 100 | 14,450 | |
| 3 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 454.00 | SF | 20.00 | 20.00 | 100 | 2025 | 2024 | | 100 | 9,080 | |
| 4 | 0409 | ELEVATOR R | 0 | 100 | 0 | 0 | 1.00 | UT | 10,200.00 | 10,200.00 | 100 | 2025 | 2024 | | 100 | 10,200 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,251,343 |
| TOTAL MARKET OB/XF VALUE | | 54,030 |
| TOTAL LAND VALUE - MARKET | | 240,000 |
| TOTAL MARKET VALUE | | 1,545,373 |
| SOH/AGL Deduction | | 176,482 |
| ASSESSED VALUE | | 1,368,891 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 1,318,169 |
| TOTAL JUST VALUE | | 1,545,373 |
| NCON VALUE | | 1,305,373 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 160,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240011565 | NEW SFR T-5104 H- | 659,331 | 10/15/2024 |
| B240006955 | SCREEN ENCLOSURE | 20,000 | 06/12/2024 |
| SP240006345 | INGROUND SWIMMING | 116,337 | 05/28/2024 |
| B240000818 | NEW SFR T-5104 H- | 659,331 | 01/23/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2437/1899 | 2/26/2021 | WD | Q | V | 05 | 255,000 |

GRANTOR: O B ISLAND HOMES LLC
GRANTEE: SMITH WILLIAM JOSEP

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,0] E25 E5 S8 E43 S29 W17 S3 W4 W26 W3 N2 W4 W6 S6 W4 W9 N44 $
FST=[YR=2025;ORIG=13,38] E6 S6 W6 N6 $
FST=[YR=2025;ORIG=0,44] E9 S4 W9 N4 $
FGR=[YR=2025;ORIG=0,80] E23 N42 W4 S6 W6 W4 S4 W9 S32 $
FOP=[YR=2025;ORIG=26,40] E26 S8 W9 W9 W8 N8 $
STR=[YR=2025;ORIG=34,48] E9 S4 W9 N4 $
FSP=[YR=2025;ORIG=73,8] W24 W19 N8 E19 N6 E1 E23 S14 $
UOP=[YR=2025;ORIG=50,-6] W1 S6 W23 N4 E4 N8 N11 E20 S2 W5 W10 S17 E10 N17 E5 S15 $
STR=[YR=2025;ORIG=30,-12] W4 S8 E4 N8 $
FUS=[YR=2025;ORIG=100,0] E46 S9 W14 S4 E4 S10 W13 S1 W22 N1

## LAND DESCRIPTION

TOTAL OB/XF 54,030

| 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 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 120,000.00 | 120,000.00 | 120,000 | | | | | | | |
| 2 | 000116 | C | RES MARSH | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 120,000.00 | 120,000.00 | 120,000 | | | | | | | |

REVIEW DATE 02/28/2025 BY NW Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS