

LOT B-39
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

KENNER PATRICIA Y & RICHARD
96557 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5481-0B39-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 66
Exterior Wall	17	CB STUCCO 34
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC 4024.100

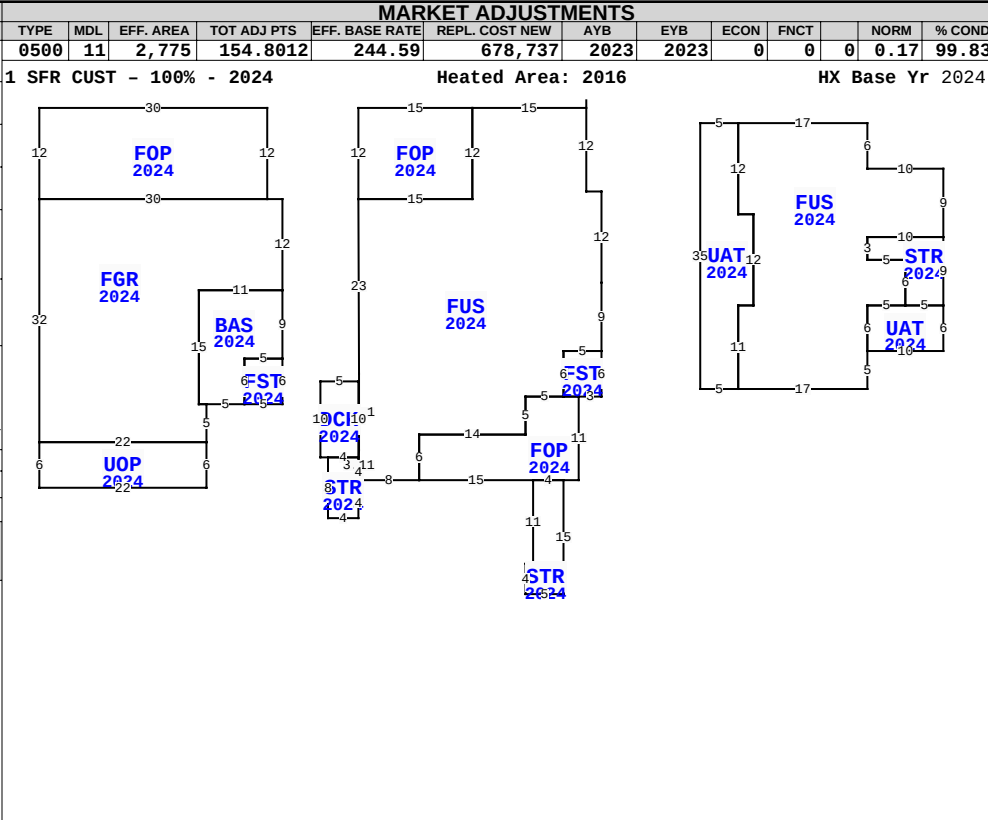
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100	2024	135	32,964
DCK	50	10	2024	5	1,221
FGR	809	55	2024	445	108,658
FOP	161	30	2024	48	11,720
FOP	180	30	2024	54	13,186
FOP	360	30	2024	108	26,371
FST	30	55	2024	16	3,906
FST	30	55	2024	16	3,906
FUS	691	100	2024	691	168,725
FUS	1,190	100	2024	1,190	290,567
TOTALS	4,183			2,775	677,583

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	0501	FP-AVERAGE	1	100	0	0		1.00	UT5,000.00		2024	2023		100	5,000	
2	0409	ELEVATOR R	1	100	0	0		1.00	UT10,200.00		2024	2023		100	10,200	
3	0855	CONC PAVER	1	100	0	0		1,061.00	SF10.00		2024	2023		100	10,610	

LAND DESCRIPTION			TOTAL OB/XF 25,810													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 11/14/2023 BY DJ



** This building has 16 Sub-Areas

96557 BAY VIEW DR, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,775	154.8012	244.59	678,737	2023	2023	0	0	0.17	99.83

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		677,583
TOTAL MARKET OB/XF VALUE		25,810
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		823,393
SOH/AGL Deduction		483,653
ASSESSED VALUE		339,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,018
TOTAL JUST VALUE		823,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		830,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/02/2023
B2109525	NEW CONSTR	332,333	07/20/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2679/35	11/06/2023	WD	Q	I	02
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: KENNER PATRICIA Y &					
2477/0245	6/25/2021	SW	Q	V	01
GRANTOR: O B ISLAND HOMES LLC					
GRANTEE: NEW ATLANTIC BUILDERS					

BUILDING NOTES

BUILDING DIMENSIONS																
FUS=[YR=2024;ORIG=100,-2] W15 S12 W15 D23R0.1 S10.1 D3.11L0.1 E8 N6 E14 N5 E5 N6 E5 N9 N12 W2 N12 \$																
FGR=[YR=2024;ORIG=60,10] W2 W30 S32 E22 N5 W1 N15 E11 N12 \$																
FUS=[YR=2024;ORIG=137,0] W17 S12 E2 S12 W2 S11 E17 N5 N6 E5 N6 W5 N3 E10 N9 W10 N6 \$																
FOP=[YR=2024;ORIG=58,-2] W30 S12 E30 N12 \$																
UAT=[YR=2024;ORIG=115,0] S35 E5 N11 E2 N12 W2 N12 W5 \$																
FOP=[YR=2024;ORIG=70,-2] E15 S12 W15 N12 \$																
FOP=[YR=2024;ORIG=92,36] E5 E2 S11 W2 W4 W15 N6 E14 N5 \$																
BAS=[YR=2024;ORIG=60,22] W11 S15 E1 E5 N6 E5 N9 \$																
UOP=[YR=2024;ORIG=28,42] E22 S6 W22 N6 \$																
STR=[YR=2024;ORIG=93,47] E4 S15 W5 N4 E1 N11 \$																

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