LOT 8
OYSTER BAY #3 PB 5/397

LOUGH RODGER & FABIOLA 2015 TRUST/LOUGH RODGER B T
PO BOX 16002
FERNANDINA BEACH, FL 32035

2025

46-3N-28-5482-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

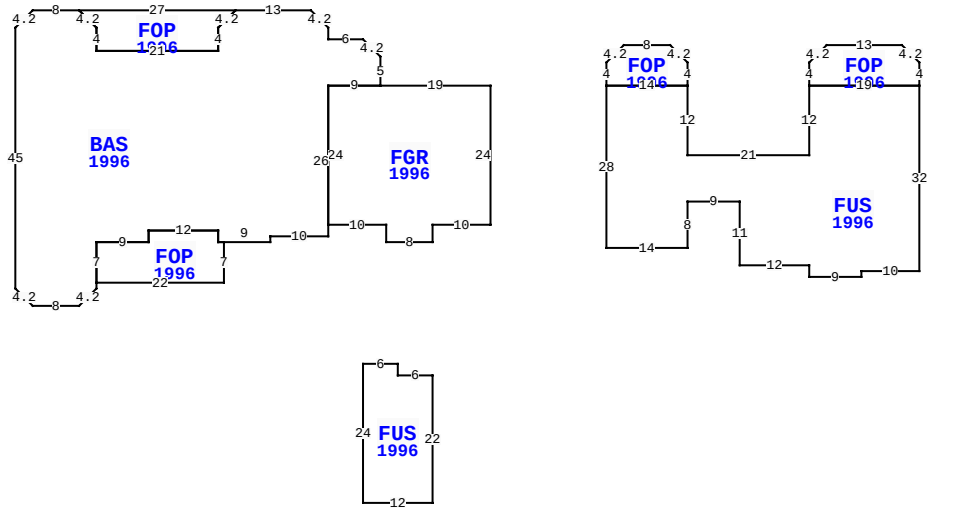
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100	1996	2,174	400,794
FGR	696	55	1996	383	70,609
FOP	89	30	1996	27	4,978
FOP	124	30	1996	37	6,822
FOP	156	30	1996	47	8,665
FOP	178	30	1996	53	9,771
FUS	276	100	1996	276	50,883
FUS	1,309	100	1996	1,309	241,325
TOTALS	5,002			4,306	793,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,306	135.6749	214.37	923,077	1996	1996	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2024 Heated Area: 3759 HX Base Yr 2024



96101 BAY VIEW 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		793,846
TOTAL MARKET OB/XF VALUE		21,775
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		1,140,621
SOH/AGL Deduction		3,513
ASSESSED VALUE		1,137,108
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,086,386
TOTAL JUST VALUE		1,140,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,105,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705586	H/AC	0	09/01/2017
R1514476	REPAIR/RRF	9,000	06/22/2015
963195	XFOB	5,856	08/01/1996
9602578	NEW CONSTR	200,000	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1343	11/03/2021	WD	U	I	11	100
GRANTOR: WIDNES BRUCE ALLEN &						
GRANTEE: BAYVIEW977 LLC ET A						
2511/1345	11/01/2021	QC	U	I	11	100
GRANTOR: BAYVIEW977 LLC ET AL						
GRANTEE: LOUGH RODGER & FABI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W19 BAS=[YR=1996] N5 U3 L3 W6 N2 U3 L3 W13 FOP=[YR=1996] W27 D3 R3 S4 E21 N4 U3 R3 $ D3 L3 S4 W21 N4 U3 L3 W8 D3 L3 S45 D3 R3 E8 U3 R3 N1 FOP=[YR=1996] E22 N7 W1 N2 W12 S2 W9 S7 $ N7 E9 N2 E12 S2 E9 N1 E10 N26 E9 $ W9 S24 E10 S3 E8 N3 E10 N24 $ PTR= S50 W10 FUS=[YR=1996] W6 N2 W6 S24 E12 N22$ E10 N50 PTR= E20 FOP=[YR=1996] N4 U3 R3 E8 D3 R3 S4 FUS=[YR=1996] S12 E21 N12 FOP=[YR=1996] N4 U3 R3 E13 D3 R3 S4 W19 $ E19 S32 W10 S1 W9 N2 W12 N11 W9 S8 W14 N28 E14 $W14 $W20$.

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	0812	CONCRETE C	0	100	0	0	2,901.00	SF	4.00	4.00	100	1996	1996	3	70	8,123	
2	0858	SCULP CONC	0	100	24	28	672.00	SF	13.00	13.00	100	1996	1996	3	91	7,950	
3	1121	CB 4"	0	100	0	0	20.00	SF	5.00	5.00	100	1996	1996	3	70	70	
4	0911	SCRN RM A	0	100	24	28	672.00	SF	17.50	17.50	100	1996	1996	3	20	2,352	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
6	0825	BRICK	0	100	0	0	153.00	SF	12.50	12.50	100	1996	1996	3	91	1,740	

LAND DESCRIPTION

TOTAL OB/XF 21,775

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	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/04/2020 BY KWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS