

LOT 10
IN OR 2126/177
OYSTER BAY #4 PB 6/24

MATTES CRAIG E/MIGNELLA PATRICIA A
96145 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5483-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 100								0500	11	5,159	142.2036	224.68	1,159,124	2019	2019	0	0	0	2.50	97.50	VALUATION BY																
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2020										Heated Area: 3603										HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 90																																					