LOT 11 (EX S-1)
IN OR 1844/1793
OYSTER BAY #4 PB 6/24

**DUNBAR JEFFERY A & NANCY J**
96183 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**46-3N-28-5483-0011-0000**

## BUILDING CHARACTERISTICS

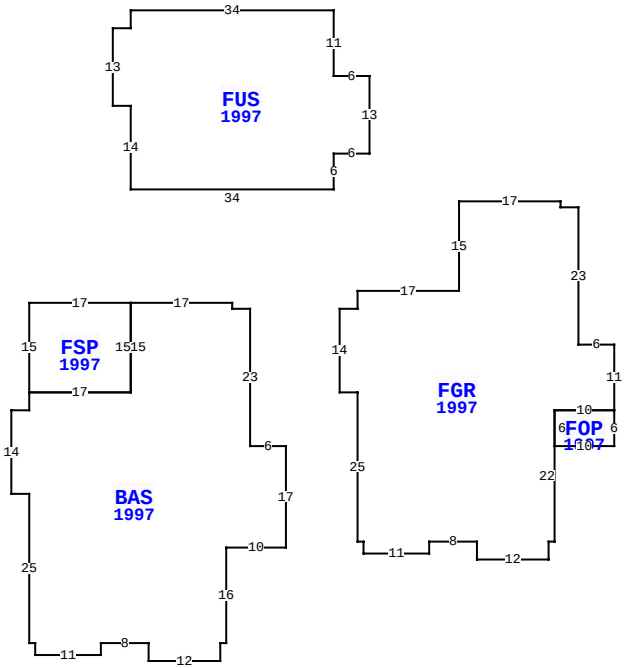
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 70 |
| Roof Cover | 12 | MODULAR MT 30 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 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 | 1,989 | 100 | 1997 | 1,989 | 357,853 |
| FGR | 1,929 | 55 | 1997 | 1,061 | 190,892 |
| FOP | 60 | 30 | 1997 | 18 | 3,239 |
| FSP | 255 | 40 | 1997 | 102 | 18,351 |
| FUS | 1,137 | 100 | 1997 | 1,137 | 204,565 |
| TOTALS | 5,370 | | | 4,307 | 774,900 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,307 | 127.6598 | 201.70 | 868,722 | 1997 | 2002 | 0 | 0 | 0 | 10.80 | 89.20 |

1 SFR CUST – 100% - 2014 Heated Area: 3126 HX Base Yr 2014




96183 BAY VIEW DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 774,900 |
| TOTAL MARKET OB/XF VALUE | | 11,406 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 1,011,306 |
| SOH/AGL Deduction | | 427,451 |
| ASSESSED VALUE | | 583,855 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 533,133 |
| TOTAL JUST VALUE | | 1,011,306 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 963,865 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1226494 | REPAIR/RRF | 2,500 | 10/01/2012 |
| M972471 | H/AC | 0 | 07/01/1997 |
| 972151 | NEW CONSTR | 0 | 06/01/1997 |
| 97-3792 | NEW CONSTR | 0 | 03/24/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1844/1793 | 3/12/2013 | WD | Q | I | 02 | 437,500 |
| GRANTOR: HUTCHINSON ALBERT N | | | | | | |
| GRANTEE: DUNBAR JEFFERY A & | | | | | | |
| 0838/0397 | 6/18/1998 | WD | Q | I | | 417,000 |
| GRANTOR: RENN PASCAL H | | | | | | |
| GRANTEE: HUTCHINSON ALBERT N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W3 N1 W17 FSP=[YR=1997] W17 S15 E17 N15$ S15 W17 S3 W3 S14 E3 S25 E1 S2 E11 N2 E8 S3 E12 N3 E1 N16 E10 N17 W6 N23$ PTR= N20 W20 FUS=[YR=1997] N14 W3 N13 E3 N3 E34 S11 E6 S13W6 S6 W34$ S20 E20$ PTR =E15 FGR=[YR=1997] E3 N3 E17 N15E17 S1 E3 S23 E6 S11 FOP=[YR=1997] S6 W10 N6 E10$ W10 S22 W1 S3 W12 N3 W8 S2 W11 N2 W1 N25 W3 N14$ W15$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 2,250.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 72 | 8,424 | |
| 3 | 1241 | WD DECK G | 0 | 100 | 15 | 15 | 225.00 | UT | 4.03 | 4.03 | 100 | 1997 | 1997 | 3 | 24 | 217 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,406

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 01/12/2023 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS