LOT 17
IN OR 2718/1783
(LESS & EXCEPT DRIVEWAY ESMT)

STEVENSON ROBERT B & JENNIE E
96321 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5483-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

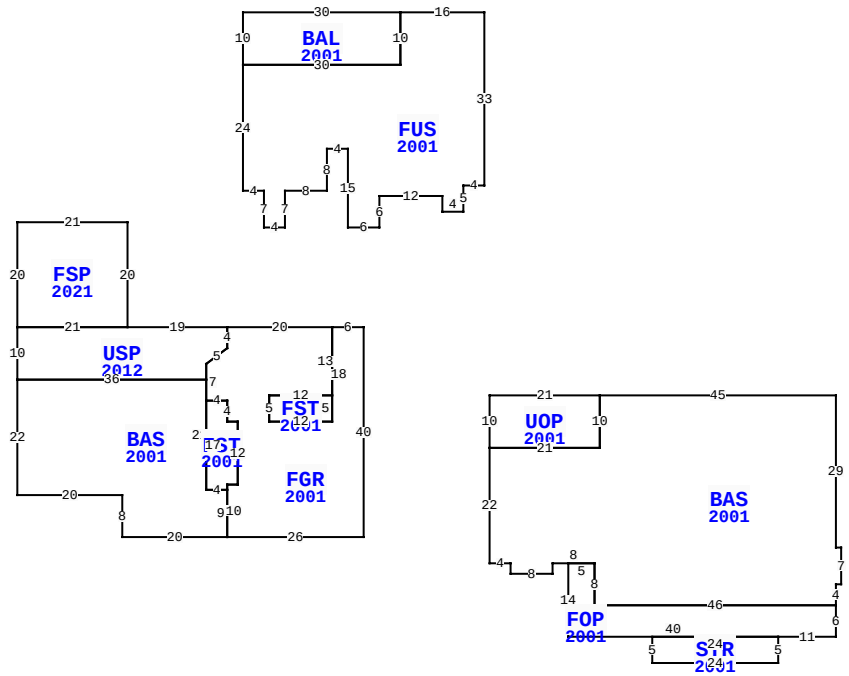
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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
BAL	300	15	2001	45	9,106
BAS	956	100	2001	956	193,443
BAS	2,293	100	2001	2,293	463,981
FGR	990	55	2001	544	110,076
FOP	346	30	2001	104	21,044
FSP	420	40	2021	168	33,995
FST	60	55	2001	33	6,677
FST	92	55	2001	51	10,320
FUS	1,326	100	2001	1,326	268,312
STR	120	10	2001	12	2,428
TOTALS	7,495			5,689	1,151,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,689	144.7116	228.64	1,300,733	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2025 Heated Area: 4575 HX Base Yr 2025



** This building has 12 Sub-Areas

96321 BAY VIEW DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,151,149
TOTAL MARKET OB/XF VALUE		91,909
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,468,058
SOH/AGL Deduction		0
ASSESSED VALUE		1,468,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,417,336
TOTAL JUST VALUE		1,468,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,404,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015723	REPAIR/RRF	9,716	11/12/2021
B2113996	ADDITION -FSP	10,258	10/13/2021
B2103965	SWIM POOL	130,000	03/31/2021
P2006432	NEW CONSTR	0	08/01/2020
B1800846	REPAIR/RRF	13,500	01/01/2018
B24414	REPAIR/RRF	20,897	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/1783	6/13/2024	WD	Q	I	01	1,710,000
GRANTOR: MILLER DOUGLAS & CYNT						
GRANTEE: STEVENSON ROBERT B						
2626/1251	3/21/2023	LE	U	I	11	100
GRANTOR: MILLER DOUGLAS & CYNT						
GRANTEE: MILLER DOUGLAS & CY						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2001] W12 S5 E12 N5 $ FGR=[YR=2001] N13 W20
USP=[YR=2012] W19 FSP=[YR=2021] N20 W21 S20 E21$ W21 S10
BAS=[YR=2001] S22 E20 S8 E20N9 FST=[YR=2001] N1 E2 N12 W2
N4 W4 S17 E4 $ W4 N21 W36 $ E36 N3 U3 R4 N4$ S4 D3 L4 S7
E4 S4 E2 S12 W2 S10 E26 N40 W6S18 W12 N5 E12 $ PTR= E30
UOP=[YR=2001] E21 BAS=[YR=2001] E45 S29 E1 S7 W1 S4
FOP=[YR=2001] S6 W11 STR=[YR=2001] S5 W24 N5 E24 $ W40 N14
E5 S8 E46 $ W46 N8 W8 S2 W8 N2 W4 N22 E21 N10 $ S10 W21N10 $
W30 $ PTR= N35 E25 FUS=[YR=2001] N5 E4 N33 W16 BAL=[YR=2001]
W30 S10E30 N10 $ S10 W30 S24 E4 S7 E4N7 E8 N8 E4 S15 E6 N6
E12 S3 E4 $ W25 S35 $.

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	2001	2001	3	84	2,940	
2	0410	ELEVATOR	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2001	2001	3	100	15,000	
3	0855	CONC PAVER	0	100	0	0	1,897.00	SF	10.00	10.00	100	2021	2021	3	99	18,780	
4	0855	CONC PAVER	0	100	0	0	320.00	SF	10.00	10.00	100	2021	2021	3	99	3,168	
5	1129	STONE 8"	0	100	14	3	42.00	SF	15.75	15.75	100	2001	2001	3	94	622	
6	1126	CB/STC 8"	0	100	11	3	33.00	SF	8.00	8.00	100	2001	2001	3	79	209	
7	0911	SCRN RM A	0	100	10	21	210.00	SF	17.50	17.50	100	2008	2008	3	31	1,139	
8	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2021	2021	3	93	27,668	
9	0855	CONC PAVER	0	100	0	0	844.00	SF	10.00	10.00	100	2021	2021	3	99	8,356	
10	0855	CONC PAVER	0	100	0	0	126.00	SF	10.00	10.00	100	2021	2021	3	99	1,247	

TOTAL OB/XF 79,129

LAND DESCRIPTION

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 03/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,404,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996526	NEW CONSTR	275,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MILLER DOUGLAS & CYNT						
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GRANTOR: MILLER DOUGLAS & CYNT						
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BLD DATE		LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
12	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
13	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2021	3	90	9,000	

LAND DESCRIPTION

TOTAL OB/XF 12,780

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

REVIEW DATE 03/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS