

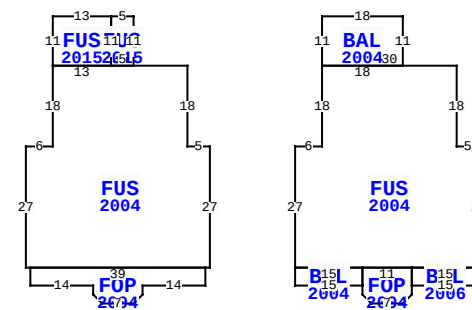
LOT 20
IN OR 1673/1616
OYSTER BAY #4 PB 6/24

MILLER ALAN E & CARLY J
96383 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5483-0020-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																			
Exterior Wall		16	WD FR STUC 70		0500	11	5,428	145.5894	230.03	1,248,603	2004	2004	0	0	0	10.00	90.00	4																		
Exterior Wall		17	CB STUCCO 30		1 SFR CUST - 100% - 2011										Heated Area: 4620										HX Base Yr 2011											
Roof Structure		01	FLAT 100																																	
Roof Cover		04	BUILT-UP 100																																	
Interior Wall		05	DRYWALL 100																																	
Interior Floor		11	CLAY TILE 80																																	
Interior Floor		14	CARPET 20																																	
Air Condition		03	CENTRAL 100																																	
Heating Type		04	AIR DUCTED 100																																	
Bedrooms		5	100																																	
Bathrooms		5	100																																	
Frame		03	MASONRY 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	60	15	2004	9	1,863																															
BAL	198	15	2004	30	6,211																															
BAL	60	15	2006	9	1,863																															
BAS	930	100	2004	930	192,535																															
BAS	35	100	2015	35	7,246																															
BAS	163	100	2015	163	33,746																															
FGR	286	55	2004	157	32,504																															
FGR	299	55	2004	164	33,953																															
FOP	84	30	2004	25	5,176																															
FOP	134	30	2004	40	8,281																															
TOTALS	7,427			5,428	123,743																															
EXTRA FEATURES					96383 BAY VIEW DR, FERNANDINA BEACH																															
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	0812	CONCRETE C	0	100	0	0	1,197.00	SF	4.00	4.00	100	2004	2004	3	83	3,974																				
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	6,090																				
3	1123	CB 8"	0	100	18	0	72.00	SF	6.15	6.15	100	2004	2004	3	83	368																				
4	0855	CONC PAVER	0	100	0	0	784.00	SF	10.00	10.00	100	2015	2015	3	95	7,448																				