LOT 21
IN OR 1916/885
OYSTER BAY #4 PB 6/24

RAKER JOHN & LINDA Y
96348 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5483-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	17	CB STUCCO 10
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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

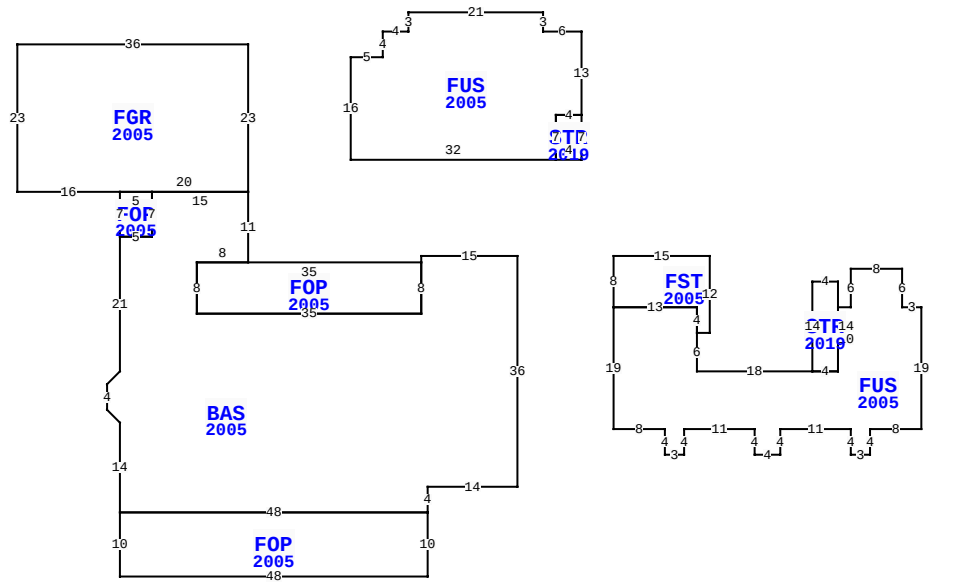
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,294	100	2005	2,294	418,760
FGR	828	55	2005	455	83,058
FOP	35	30	2005	10	1,825
FOP	280	30	2005	84	15,334
FOP	480	30	2005	144	26,286
FST	128	55	2005	70	12,778
FUS	735	100	2005	735	134,171
FUS	780	100	2005	780	142,386
STR	28	10	2019	3	548
STR	56	10	2019	6	1,095
TOTALS	5,644			4,581	836,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,581	127.0289	200.71	919,453	2005	2005	0	0	0	9.05	90.95

1 SFR CUST – 100% - 2015 Heated Area: 3809 HX Base Yr 2015



96348 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		836,243
TOTAL MARKET OB/XF VALUE		36,687
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		1,015,430
SOH/AGL Deduction		484,576
ASSESSED VALUE		530,854
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		480,132
TOTAL JUST VALUE		1,015,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		976,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13491	NEW CONSTR	0	06/01/2005
M0509846	H/AC	0	06/01/2005
B0515826	SWIM POOL	35,000	01/01/2005
P0408832	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1916/0885	5/07/2014	WD	Q	I	01	547,500
GRANTOR: TOMBERLIN GEORGE ROBE						
GRANTEE: RAKER JOHN & LINDA						
1007/0828	9/12/2001	WD	Q	V		95,000
GRANTOR: BARRY RICHARD G						
GRANTEE: TOMBERLIN GEORGE &						

BUILDING NOTES

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0855	CONC PAVER	0	100	0	0	2,600.00	SF	10.00	10.00	100	2005	2005	3	84	21,840	
3	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2005	2005	3	36	10,557	
4	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2005	2005	3	36	1,210	

BUILDING DIMENSIONS

BAS=[YR=2005] W15 S1 FOP=[YR=2005] W35 S8 E35 N8 $ S8 W35 N8 E8 N11 FGR=[YR=2005] N23 W36 S23 E16 FOP=[YR=2005] S7 E5 N7 W5 $ E20 $ W15 S7 W5 S21 D2 L2 S4 D2 R2 S14 FOP=[YR=2005] S10 E48 N10 W48$ E48 N4 E14 N36 $ PTR= E15 FST=[YR=2005] E15 S12 W2 FUS=[YR=2005] S6 E18 STR=[YR=2019] N14 E4 S14 W4$ E4 N10 E2 N6 E8 S6 E3 S19 W8 S4 W3 N4 W11 S4 W4 N4 W11 S4 W3 N4 W8 N19 E13 S4$ N4 W13 N8 $ W15 $ PTR= N15 E10 STR=[YR=2019] N7 FUS=[YR=2005] N13 W6 N3 W21 S3 W4 S4 W5 S16 E32 N7 E4$ W4 S7 E4$ W10 S15 $.

LAND DESCRIPTION

TOTAL OB/XF 36,687

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS