LOT 23
IN OR 1424/318
OYSTER BAY #4 PB 6/24

HANEY LIVING TRUST/HANEY SUSAN L TRUSTEE
96284 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5483-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

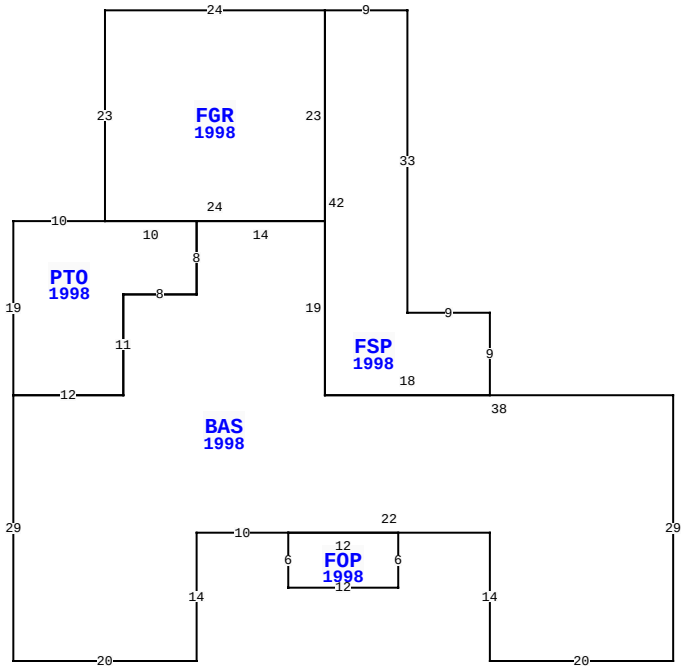
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,994	100	1998	1,994	322,828
FGR	552	55	1998	304	49,218
FOP	72	30	1998	22	3,562
FSP	459	40	1998	184	29,790
PTO	292	5	1998	15	2,428
TOTALS	3,369			2,519	407,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,519	114.8112	181.40	456,947	1998	2002	0	0	0	10.75	89.25

1 SFR CUST – 100% - 2006 Heated Area: 1994 HX Base Yr 2006



96284 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		407,825
TOTAL MARKET OB/XF VALUE		36,592
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		586,917
SOH/AGL Deduction		273,867
ASSESSED VALUE		313,050
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,328
TOTAL JUST VALUE		586,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005403	(3) DOORS	17,147	07/01/2020
B23545	REPAIR/RRF	8,000	05/01/2010
980455	SWIM POOL	16,226	05/01/1998
974271	NEW CONSTR	218,950	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/0928	9/30/2016	QC	U	I	11	100
GRANTOR: DELTA COMMUNITY CREDI						
GRANTEE: HANEY SUSAN L & ROB						
1424/0318	6/28/2006	WD	Q	I	01	100
GRANTOR: HANEY SUSAN L & ROBER						
GRANTEE: HANEY ROBERT C & SU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W9 FGR=[YR=1998] W24 S23 PTO=[YR=1998] W10 S19 BAS=[YR=1998] S29 E20 N14 E10 FOP=[YR=1998] S6 E12 N6 W12$ E22 S14 E20 N29 W38 N19 W14 S8 W8 S11 W12$ E12 N11 E8 N8 W10$ E24 N23$ S42 E18 N9 W9 N33$.

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	0810	CONCRETE A	0	100	0	0	309.00	SF	6.50	6.50	100	1998	1998	3	73	1,466	
2	0810	CONCRETE A	0	100	0	0	2,000.00	SF	6.50	6.50	100	1998	1998	3	73	9,490	
3	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	100	1998	1998	3	20	8,160	
4	0845	KOOL DECK	0	100	0	0	961.00	SF	7.25	7.25	100	1998	1998	3	73	5,086	
5	0911	SCRN RM A	0	100	42	32	1,344.00	SF	17.50	17.50	100	1998	1998	3	20	4,704	
6	1125	CB/STC 6"	0	100	23	7	161.00	SF	7.35	7.35	100	1998	1998	3	73	864	
7	0462	ST/AL FNC	0	100	210	0	840.00	SF	10.00	10.00	100	2015	2015	3	75	6,300	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 36,592

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	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