

KENT FAMILY TRUST/KENT ALAN L TRUSTEE
96196 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5483-0027-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0500 11 5,059 148.7244 234.98 1,188,764 1999 2002 0 0 0 11.00 89.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2021 Heated Area: 4282 HX Base Yr 2021										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 1,058,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 43,129									
Interior Floo 11 CLAY TILE 60																				TOTAL LAND VALUE - MARKET 142,500									
Interior Floo 13 LVT/LAMNT 40																				TOTAL MARKET VALUE 1,243,629									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 637,539									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 606,090									
Bedrooms 5 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 4.5 100																				BASE TAXABLE VALUE 555,368									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 1,243,629									
Stories 2. 2. 100																				NCON VALUE 5,000									
Units 0 100																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 1,193,808									
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 2,654 100 1999 2,654 555,037																													
BAS 528 100 2012 528 110,421																													
FGR 750 55 2012 412 86,163																													
FOP 96 30 1999 29 6,064																													
FOP 96 30 1999 29 6,064																													
FOP 96 30 1999 29 6,064																													
FOP 104 30 1999 31 6,483																													
FSP 168 40 2006 67 14,012																													
FSP 288 40 2006 115 24,050																													
FSP 148 40 2016 59 12,339																													
TOTALS 6,154 5,059 1,058,000																													
EXTRA FEATURES										96196 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1999 1999 3 81 2,835																													
2 0810 CONCRETE A 0 100 0 0 1,764.00 SF 6.50 6.50 100 1999 1999 3 75 8,600																													
3 0810 CONCRETE A 0 100 0 0 133.00 SF 6.50 6.50 100 1999 1999 3 75 648																													
4 0855 CONC PAVER 0 100 0 0 960.00 SF 10.00 10.00 100 2007 2007 3 87 8,352																													
5 0861 POOL GUNIT 0 100 0 0 390.00 SF 85.00 85.00 100 2007 2007 3 44 14,586																													
6 0462 ST/AL FNC 0 100 0 0 510.00 SF 10.00 10.00 100 2007 2007 3 44 2,244																													
7 1242 WD DECK A 0 100 30 4 120.00 SF 10.00 10.00 100 2007 2007 3 27 324																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2007 2007 3 27 540																													
10 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2025 2024 100 5,000																													
LAND DESCRIPTION										TOTAL OB/XF 43,129																			
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 02/20/2025 BY KBA										Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500										PRINTED 07/30/2025 BY SYS									