



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,870	100	2005	1,870	375,777
FGR	873	55	1995	480	96,456
FOP	367	30	2005	110	22,104
FOP	504	30	2005	151	30,344
FUS	1,066	100	2005	1,066	214,213
TOTALS	4,680			3,677	738,894

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,677	136.0260	214.92	790,261	2005	2010	0	0	6.50	93.50
1 SFR CUST - 100% - 2022											
Heated Area: 2936											
HX Base Yr 2022											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/08/2025 MLU											

96170 BAY VIEW DR, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
STANDARD											4
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											738,894
TOTAL MARKET OB/XF VALUE											8,799
TOTAL LAND VALUE - MARKET											142,500
TOTAL MARKET VALUE											890,193
SOH/AGL Deduction											269,052
ASSESSED VALUE											621,141
TOTAL EXEMPTION VALUE											50,722
BASE TAXABLE VALUE											570,419
TOTAL JUST VALUE											890,193
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											854,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509884	H/AC	0	06/01/2005
E0514930	ELEC OTHER	2,000	05/01/2005
R07414	REPAIR/RRF	5,000	04/01/2005
P09392	OTHER	0	04/01/2005
B14892	NEW CONSTR	250,000	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2520/0099	12/09/2021	WD	Q	I	01	794,500	
GRANTOR:ESPIRITU ALFREDO L &							
GRANTEE:ROBINSON IVAN C & M							
1246/0315	7/16/2004	WD	Q	V	05	110,000	
GRANTOR:OB ISLAND HOMES LLC							
GRANTEE:ESPIRITU ALFREDO &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2005] W57 FGR=[YR=1995] N4 W23 S35 E23											
FOP=[YR=2005] S18 E57 N11 BAS=[YR=2005] N13 U2 R2 N6 L2 U2											
N8 W9 L2 U2 W6 D2 L2 W19 L2 U2 W6 D2 L2 W9 S12 E3 S4											
E4 S19 E43 N4 E7 \$ W7 S4 W43 N11 W7 \$ E7 N8 W4 N4 W3 N19 \$ S7											
E9 R2 U2 E6 D2 R2 E19 R2 U2 E6 D2 R2 E9 N7 \$ PTR= E15											
FUS=[YR=2005] E30 S8 E13 S4 E16 N4 E13 S15 W4 S8 W5 N8 W4 N1											
W16 S1 W4 S8 W5 N8 W4 N10 W7 S2 W23 N15 \$ W15 \$.											

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TOTAL OB/XF											
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