

LOT 30
IN OR 2049/852
OYSTER BAY #4 PB 6/24

PEDRETTI PAUL L & GRACE P
96120 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5483-0030-0000



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	11	CLAY TILE 60
Interior Floo	13	LVT/LAMMT 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
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	2,237	100	2019	2,237	492,140
DCK	525	10	2019	52	11,440
FGR	660	55	2019	363	79,860
FOP	180	30	2019	54	11,880
FSP	525	40	2019	210	46,200
FST	25	55	2019	14	3,080
FUS	891	100	2019	891	196,021
STR	64	10	2019	6	1,320
UAT	300	10	2019	30	6,600
UUS	200	50	2019	100	22,000
TOTALS	5,607			3,957	870,541

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0855	CONC PAVER
3	0855	CONC PAVER

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,957	142.0848	224.49	888,307	2019	2019	0	0	2.00	98.00
1 SFR CUST - 100% - 2021											
Heated Area: 3128											
HX Base Yr 2021											
96120 BAY VIEW DR, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
21,473											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			870,541
TOTAL MARKET OB/XF VALUE			21,473
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			1,034,514
SOH/AGL Deduction			482,655
ASSESSED VALUE			551,859
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			501,137
TOTAL JUST VALUE			1,034,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			992,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809093	CO ISSUED	0	09/18/2019
B1809093	NEW CONSTR	429,322	12/01/2018

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD
2049/0852	5/31/2016	WD Q	V 01
GRANTOR: FERRY JOHN V & CARYL			
GRANTEE: PEDRETTI PAUL L & G			
1242/0499	6/30/2004	WD Q	V 05
GRANTOR: OB ISLAND HOMES LLC			
GRANTEE: FERRY JOHN V & CARY			

BUILDING NOTES			
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BUILDING DIMENSIONS			
DCK=[YR=2019] N10 U5 L42 S15 E42\$ FSP=[YR=2019] W42 S2 BAS=[YR=2019] W15 S3 W10 S36 E25 S5 E1 FOP=[YR=2019] S5 E35 N5 W15 N1 W5 S1 W15\$ E15 N1 E5 S1 E16 N5 FGR=[YR=2019] E25 N30 W20 S18 W5 S12\$ N12 E5 N13 FST=[YR=2019] N5 W5 S5 E5\$ W5 N3 W36 N11 W1\$ E1 S11 E36 N2 E5 N11\$ PTR= E25 UAT=[YR=2019] N12 E25 S8 FUS=[YR=2019] E1 N12 E35 S12 E1 UUS=[YR=2019] N4 E25 S8 W25 N4\$ S8 W6 S16 W4 N8 W6 S8 W4 N10 W4 N3 STR=[YR=2019] W13 N7 E4 S3 E9 S4\$ N4 W9 N3 W4 N4\$ S4 W25\$ W25\$.			