

LOTS 32 & 31
IN OR 2051/570 & OR 2133/111
OYSTER BAY #4 PB 6/24

ROGERS THERON L & TARRY B
96080 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5483-0032-0000



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	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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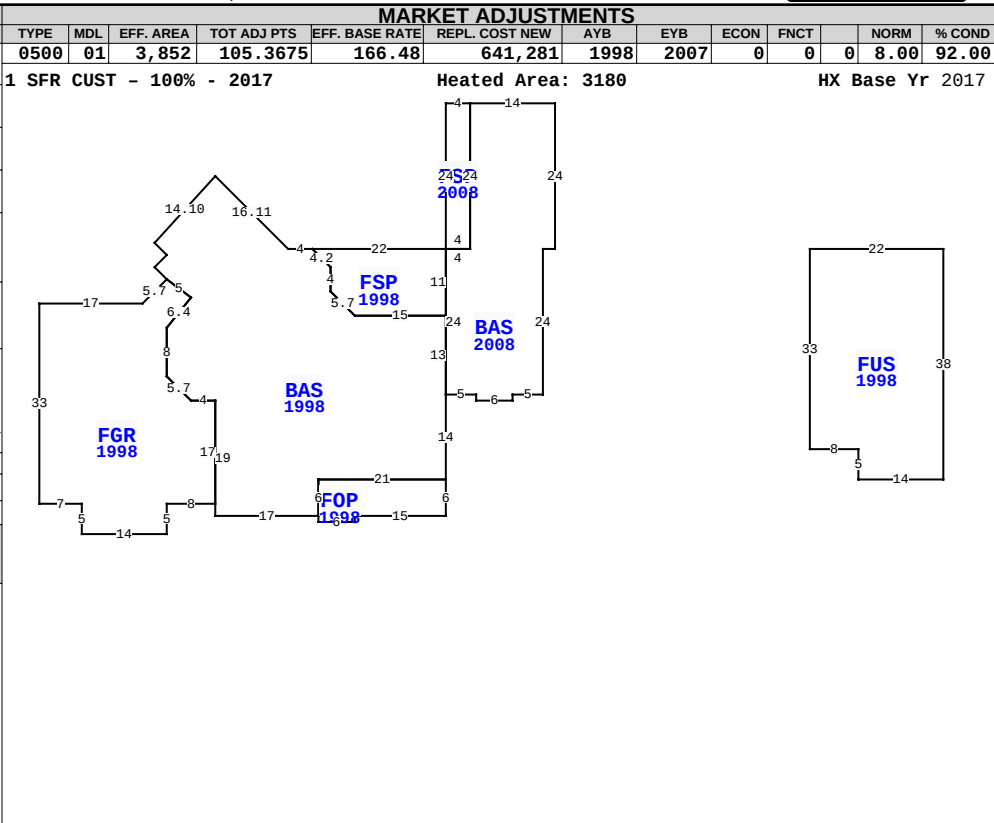
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1998	1,658	253,942
BAS	726	100	2008	726	111,195
FGR	931	55	1998	512	78,419
FOP	132	30	1998	40	6,126
FSP	206	40	1998	82	12,559
FSP	96	40	2008	38	5,820
FUS	796	100	1998	796	121,917

TOTALS	4,545			3,852	589,979
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,358.00	SF	4.00
3	0462	ST/AL FNC	0	100	216	0	864.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
5	0911	SCRN RM A	0	100	0	0	840.00	SF	17.50
6	0861	POOL GUNIT	0	100	23	12	276.00	SF	85.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
9	0845	KOOL DECK	0	100	0	0	554.00	SF	7.25
10	0858	SCULP CONC	0	100	0	0	381.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00
2	000134	C	RES POND	100		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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96080 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	5,600	
2	0812	CONCRETE C	0	100	0	0	1,358.00	SF	4.00	4.00	100	1998	1998	3	73	3,965	
3	0462	ST/AL FNC	0	100	216	0	864.00	SF	10.00	10.00	100	2004	2004	3	32	2,765	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	61	366	
5	0911	SCRN RM A	0	100	0	0	840.00	SF	17.50	17.50	100	2004	2004	3	21	3,087	
6	0861	POOL GUNIT	0	100	23	12	276.00	SF	85.00	85.00	100	2004	2004	3	32	7,507	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	
9	0845	KOOL DECK	0	100	0	0	554.00	SF	7.25	7.25	100	2004	2004	3	83	3,334	
10	0858	SCULP CONC	0	100	0	0	381.00	SF	13.00	13.00	100	2004	2004	3	95	4,705	

TOTAL OB/XF													31,959		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	1				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	1				

Total Acres: 0.00	Total Land Value: 285,000	Market: 0	Agricultural: 0	Common: 285,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										589,979				
TOTAL MARKET OB/XF VALUE										40,569				
TOTAL LAND VALUE - MARKET										285,000				
TOTAL MARKET VALUE										915,548				
SOH/AGL Deduction										286,071				
ASSESSED VALUE										629,477				
TOTAL EXEMPTION VALUE										50,722				HX HB
BASE TAXABLE VALUE										578,755				
TOTAL JUST VALUE										915,548				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										886,200				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20235	ELEC OTHER	3,500	11/01/2007
M13431	MECH OTHER	0	11/01/2007
B20255	ADDITION	98,000	07/01/2007
974237	NEW CONSTR	160,000	10/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2133/0111	7/12/2017	WD	U	V	11	100	
GRANTOR: ROGERS THERON L							
GRANTEE: ROGERS THERON L & T							
2051/0570	6/07/2016	WD	Q	I	02	724,000	
GRANTOR: SATTERFIELD SUSAN C R							
GRANTEE: ROGERS THERON L & T							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=1998] W22 BAS=[YR=1998] W4 U12 L12 L10 D11 D2 R2 D2 L2 D2 R2 FGR=[YR=1998] L4 D4 W17 S33 E7 S5 E14 N5 E8 N17 W4 U4 L4 N8 R4 U5 U3 L4 \$ R4 D3 D5 L4 S8 R4 D4 E4 S19 E17 FOP=[YR=1998] S1 E6 N1 E15 N6 W21 S6 \$ N6 E21 N14BAS=[YR=2008] E5 S1 E6 N1 E5 N24 E2 N24 W14 FSP=[YR=2008] W4 S24 E4 N24\$ S24 W4 S24\$N13 W15 U4 L4 N4 L3 U3 \$ D3 R3 S4 R4 D4 E15N11 \$ PTR= E60 FUS=[YR=1998] E22 S38 W14 N5 W8 N33 \$ W60 \$.									

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