



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		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	1,883	100	1998	1,883	286,507
FGR	1,163	55	1998	640	97,378
FOP	65	30	1998	20	3,043
FOP	176	30	2007	53	8,064
FUS	1,286	100	1998	1,286	195,671
PTO	300	5	1998	15	2,282
STP	78	10	1998	8	1,218

TOTALS	4,951			3,905	594,163
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0911	SCRN RM A	0 100	0 0	468.00
2	0845	KOOL DECK	0 100	18 22	396.00
3	1125	CB/STC 6"	0 100	28 5	140.00
4	0855	CONC PAVER	0 100	0 0	324.00
5	0812	CONCRETE C	0 100	0 0	2,520.00
6	0500	FP-PRE FAB	0 100	0 0	1.00
7	0600	SUMMER KIT	0 100	0 0	1.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,905	108.2025	170.96	667,599	1998	2002	0	0	11.00	89.00
1 SFR CUST - 100% - 2024 Heated Area: 3169 HX Base Yr 2024											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
96058 BAY VIEW DR, FERNANDINA BEACH										05/08/2025	MLU

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	0911	SCRN RM A	0 100	0 0	468.00	SF	17.50	17.50	100	1998	1998	3	20	1,638	
2	0845	KOOL DECK	0 100	18 22	396.00	SF	7.25	7.25	100	1998	1998	3	73	2,096	
3	1125	CB/STC 6"	0 100	28 5	140.00	SF	7.35	7.35	100	1998	1998	3	73	751	
4	0855	CONC PAVER	0 100	0 0	324.00	SF	10.00	10.00	100	2005	2005	3	84	2,722	
5	0812	CONCRETE C	0 100	0 0	2,520.00	SF	4.00	4.00	100	2001	2001	3	79	7,963	
6	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
7	0600	SUMMER KIT	0 100	0 0	1.00	UT	3,750.00	3,750.00	100	2012	2012	3	50	1,875	

TOTAL OB/XF										19,845	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		594,163			
TOTAL MARKET OB/XF VALUE		19,845			
TOTAL LAND VALUE - MARKET		142,500			
TOTAL MARKET VALUE		756,508			
SOH/AGL Deduction		7,863			
ASSESSED VALUE		748,645			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		697,923			
TOTAL JUST VALUE		756,508			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		727,546			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974342	NEW CONSTR	235,000	10/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2378/1216	7/18/2020	WD Q	I	02	
GRANTOR: IORIO CHARLES B & HIL					
GRANTEE: TOLOSA DRAGO & DONN					
2356/1710	4/16/2020	QC U	I	11	100
GRANTOR: IORIO CHARLES B					
GRANTEE: IORIO CHARLES B & H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W13 N13 U3 L3 W6 FOP=[YR=2007] W23 S11 E2 R4 U4 E7 R4 D4 R3 U3 N5 R3 U3 \$ D3 L3 S5 D3 L3 U4 L4 W7 D4 L4 W2 N8 W18 PTO=[YR=1998] W18 L4 D4 S10 FGR=[YR=1998] S21 E11 S19 E8 S1 E6 N1 E8 N17 E2 N23 W35 \$ E22 N14 \$ S14 E13 S23E1 S1 E6 N1 E3 S6 FOP=[YR=1998] S5 STP=[YR=1998] S6 E13 N6 W13 \$ E13 N5 W13 \$ E13 N5 E2 R2 D2 E5 R2 U2 E2 N3 E3 S3 E7 N3 E4 N22 \$ PTR= E15 FUS=[YR=1998] E23 S12 E13 N18 E15 S28 W2 S12 W13 N18 W13 S12 W8 S2 W7 N2 W8 N28 \$ W15 \$.									