LOT 16
IN OR 1014/515
OYSTER BAY #5 PB 6/12

LUSK STACYE
96099 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5484-0016-0000

BUILDING CHARACTERISTICS

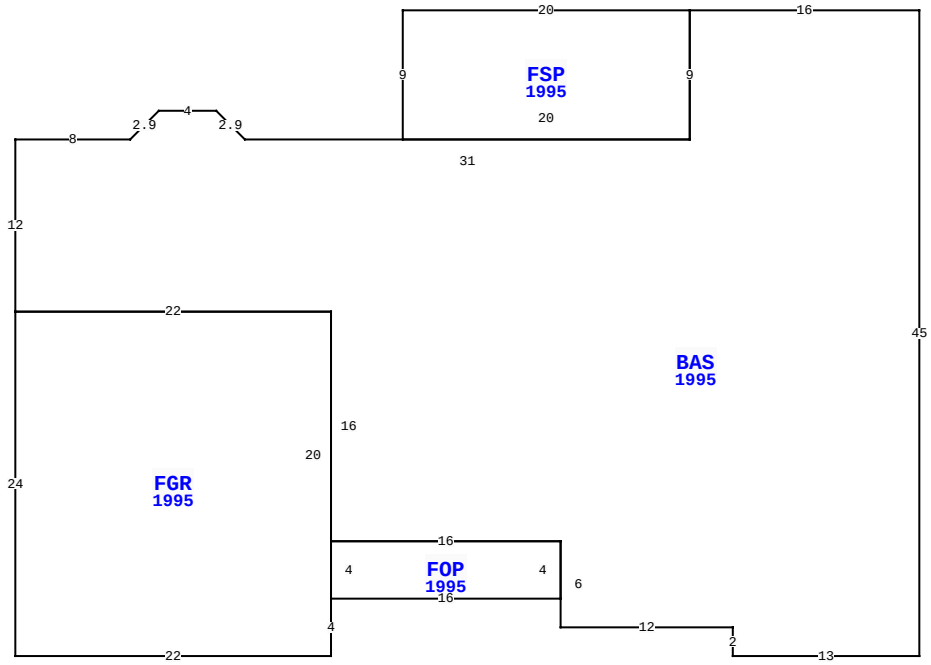
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,744	100	1995	1,744	277,651
FGR	528	55	1995	290	46,169
FOP	64	30	1995	19	3,025
FSP	180	40	1995	72	11,462
TOTALS	2,516			2,125	338,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,125	113.1900	178.84	380,035	1995	2002	0	0	0	10.98	89.02

1 SFR CUST – 0% - 0 Heated Area: 1744 HX Base Yr



96194 LIGHT WIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	338,307
TOTAL MARKET OB/XF VALUE	7,314
TOTAL LAND VALUE - MARKET	142,500
TOTAL MARKET VALUE	488,121
SOH/AGL Deduction	90,309
ASSESSED VALUE	397,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,812
TOTAL JUST VALUE	488,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1014/0515	10/18/2001	WD	Q	I		175,000
GRANTOR: ECKLOF JAMES W JR & S						
GRANTEE: LUSK STACYE						
0736/1472	8/17/1995	WD	Q	I		143,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: ECKLOF JAMES JR & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 FSP=[YR=1995] W20 S9 E20 N9$ S9 W31 U2 L2 W4 D2 L2 W8 S12 FGR=[YR=1995] S24 E22 N4 FOP=[YR=1995] E16N4 W16 S4$ N20 W22$ E22 S16 E16 S6 E12 S2 E13 N45$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	0	0	0	1,711.00	SF	4.00	4.00	100	1995	1995	3	68	4,654	

LAND DESCRIPTION

TOTAL OB/XF 7,314

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS