

LOT 49
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

WALKER PAUL & JOY
3597 SILVERY LN
JACKSONVILLE, FL 32217

2025

46-3N-28-6205-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

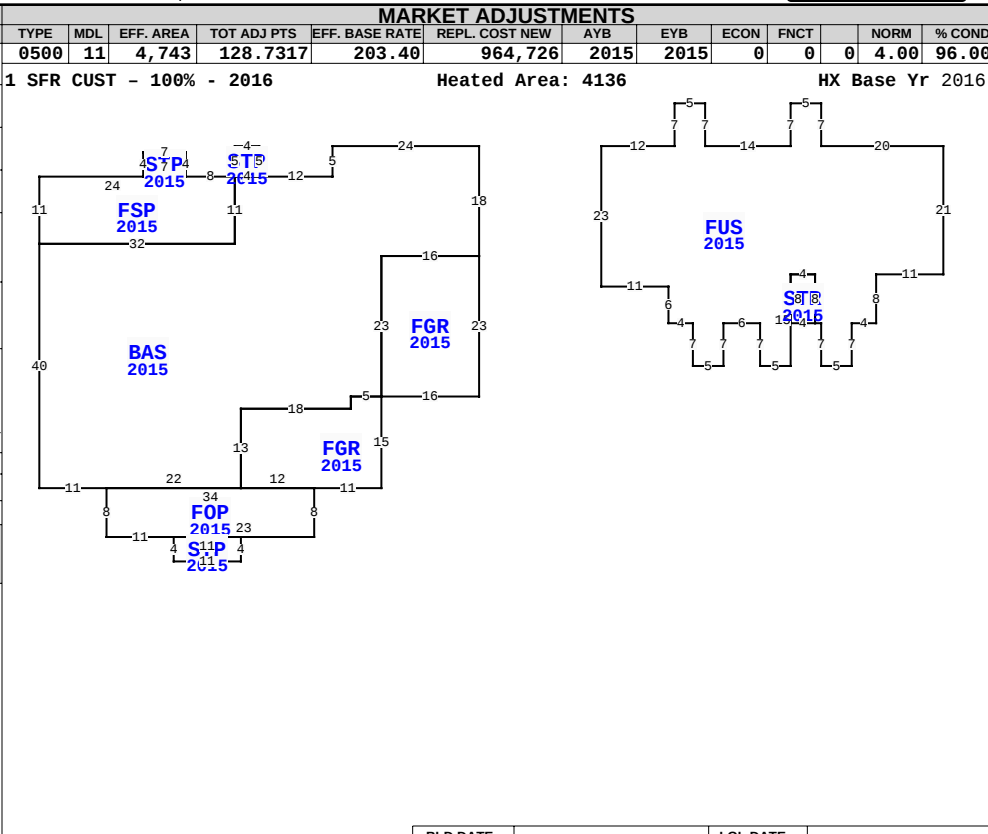
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,523	100	2015	2,523	492,651
FGR	309	55	2015	170	33,195
FGR	368	55	2015	202	39,444
FOP	272	30	2015	82	16,012
FSP	352	40	2015	141	27,532
FUS	1,613	100	2015	1,613	314,961
STP	20	10	2015	2	391
STP	28	10	2015	3	586
STP	44	10	2015	4	781
STR	32	10	2015	3	586
TOTALS	5,561			4,743	926,137

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0855	CONC PAVER	0 100	0	0	
2	0855	CONC PAVER	0 100	0	0	
3	0504	FP-ELECTRI	0 100	0	0	
4	0861	POOL GUNIT	0 100	0	0	
5	0871	POOL HTR R	0 100	0	0	
6	0855	CONC PAVER	0 100	0	0	
7	0462	ST/AL FNC	0 100	174	4	
8	0463	FENCE GATE	0 100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



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

TOTAL OB/XF																59,456
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				926,137
TOTAL MARKET OB/XF VALUE				59,456
TOTAL LAND VALUE - MARKET				142,500
TOTAL MARKET VALUE				1,128,093
SOH/AGL Deduction				584,628
ASSESSED VALUE				543,465
TOTAL EXEMPTION VALUE	HX HB VX			55,722
BASE TAXABLE VALUE				487,743
TOTAL JUST VALUE				1,128,093
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				1,077,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529965	CO ISSUED	0	10/27/2015
B1530504	SWIM POOL	40,000	05/01/2015
B1529965	NEW CONSTR	502,527	02/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2767/86	1/31/2025	WD Q	I	05	
GRANTOR: SCUDERI CHRISTOPHER B					
GRANTEE: WALKER PAUL & JOY					
1958/1665	1/21/2015	WD Q	V	01	
GRANTOR: OB ISLAND HOMES LLC					
GRANTEE: SCUDERI CHRISTOPHER					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2015] W24 S5 W12 STP=[YR=2015] N5 W4 S5 E4\$ W4		
FSP=[YR=2015] W8 STP=[YR=2015] N4 W7 S4 E7\$ W24 S11 E32		
N11\$ S11 W32 S40 E11 FOP=[YR=2015] S8 E11 STP=[YR=2015] S4		
E11 N4 W11\$ E23 N8 FGR=[YR=2015] E11 N15 W5 S2 W18 S13 E12\$		
W34 \$ E22 N13 E18 N2 E5 FGR=[YR=2015] E16 N23 W16 S23\$ N23		
E16 N18\$ PTR = E20 FUS=[YR=2015] E12 N7 E5 S7 E14 N7 E5 S7		
E20 S21 W11 S8 W4 S7 W5 N7 W1 STR=[YR=2015] W4 N8 E4 S8\$ N8		
W4 S15 W5 N7 W6 S7 W5 N7 W4N6 W11 N23\$ W20\$.		