

LOT 53
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

KING GARY S & WANDA I
96031 PARK PLACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0053-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	4079.00	

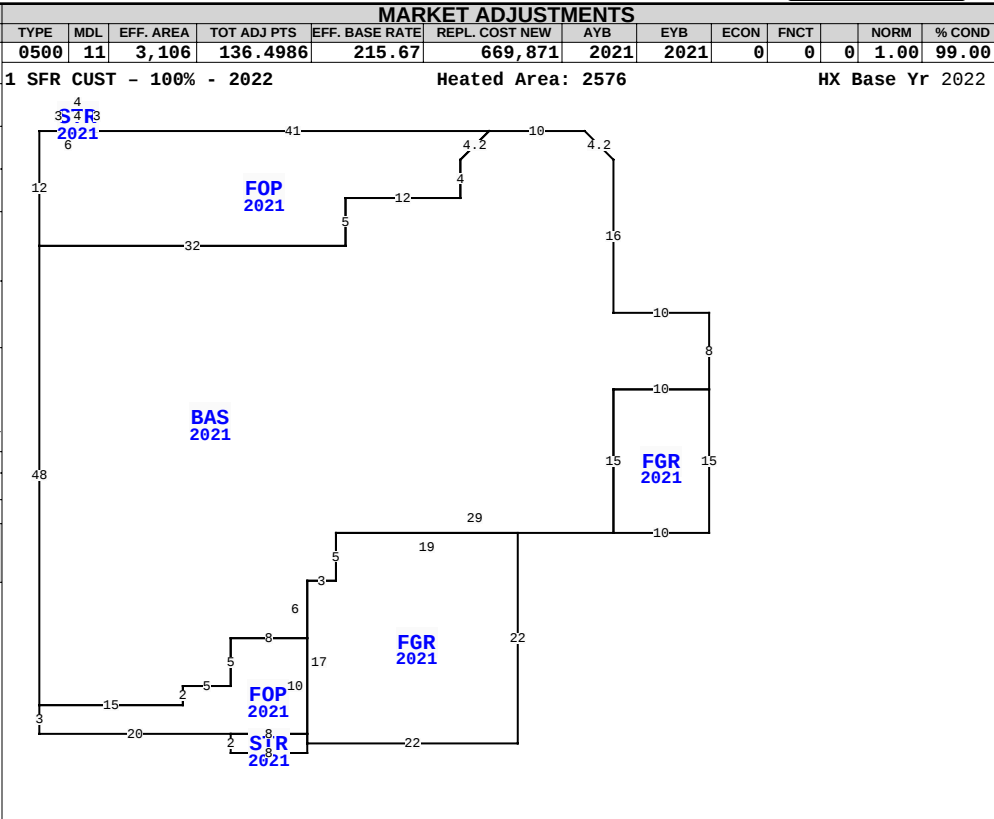
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,576	100	2021	2,576	550,010
FGR	150	55	2021	82	17,508
FGR	469	55	2021	258	55,087
FOP	150	30	2021	45	9,608
FOP	473	30	2021	142	30,319
STR	12	10	2021	1	214
STR	16	10	2021	2	427

TOTALS	3,846			3,106	663,172
EXTRA FEATURES					

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	0855	CONC PAVER	0 100	14	4	56.00	SF	10.00	10.00	100	2021	2021	3	99	554	
2	0855	CONC PAVER	0 100	0	0	1,888.00	SF	10.00	10.00	100	2021	2021	3	99	18,691	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION			TOTAL OB/XF 22,710													
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

REVIEW DATE 03/02/2021 BY KW



96031 PARK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 22,710																
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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

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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

Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		663,172	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		142,500	
SOH/AGL Deduction		ASSESSED VALUE		828,382	
TOTAL EXEMPTION VALUE		TOTAL EXEMPTION VALUE		326,353	
BASE TAXABLE VALUE		HX HB		50,722	
TOTAL JUST VALUE		NCON VALUE		451,307	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		828,382	
				0	
				795,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204225	CO ISSUED	0	02/10/2021
B204225	NEW CONSTR	359,606	06/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/1620	2/12/2021	SW	Q	I	01	619,900
GRANTOR: HOLDER JOHNSON HOMES						
GRANTEE: KING GARY S & WANDA						
2371/1041	6/26/2020	WD	U	V	37	80,000
GRANTOR: KING GARY S & WANDA I						
GRANTEE: HOLDER JOHNSON HOME						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2021] U3 L3 W10 FOP=[YR=2021] W41 STR=[YR=2021] N3 W4 S3 E4\$ W6 S12 E32 N5 E12 N4 U3 R3 \$ D3 L3 S4 W12 S5 W32 S48 FOP=[YR=2021] S3 E20 STR=[YR=2021] S2 E8 N1 FGR=[YR=2021] E22 N22 W19 S5 W3 S17 \$ N1 W8\$ E8 N10 W8 S5 W5 S2 W15\$ E15 N2 E5 N5 E8 N6 E3 N5 E29 FGR=[YR=2021] E10 N15 W10 S15\$ N15 E10 N8 W10 N16\$.																