

LOT 55
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

CORIGLIANO PETER J SR & DALE M L/E/
96041 PARK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0055-0000



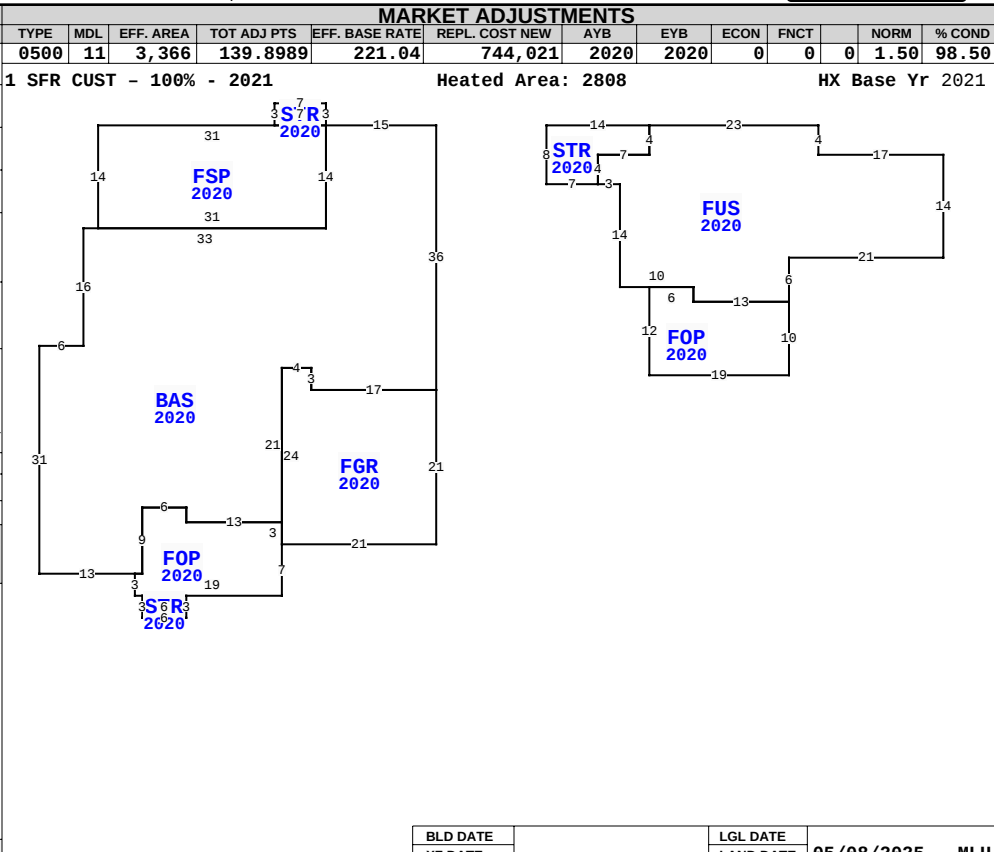
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,970	100	2020	1,970	428,917
FGR	453	55	2020	249	54,213
FOP	202	30	2020	61	13,281
FOP	205	30	2020	62	13,498
FSP	434	40	2020	174	37,884
FUS	838	100	2020	838	182,454
STR	18	10	2020	2	435
STR	21	10	2020	2	435
STR	84	10	2020	8	1,741
TOTALS	4,225			3,366	732,861

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	57	4	228.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,182.00	SF	10.00	10.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
6	0911	SCRN RM A	0 100	0	0	859.00	SF	17.50	17.50
7	0861	POOL GUNIT	0 100	0	0	240.00	SF	85.00	85.00
8	0855	CONC PAVER	0 100	0	0	619.00	SF	10.00	10.00
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
10	0462	ST/AL FNC	0 100	168	0	672.00	SF	10.00	10.00

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



96041 PARK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			732,861
TOTAL MARKET OB/XF VALUE			70,740
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			946,101
SOH/AGL Deduction			446,750
ASSESSED VALUE			499,351
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			448,629
TOTAL JUST VALUE			946,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			911,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002798	SCRN ENCLSR	11,500	07/01/2020
P203333	SWIM POOL	50,000	05/05/2020
C1907306	CO ISSUED	0	04/27/2020
B202798	SCRN ENCLSR	11,500	04/14/2020
B1907306	NEW CONSTR	388,764	09/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2382/0013	8/03/2020	WD U	V	11	
GRANTOR: CORIGLIANO PETER JAME					
GRANTEE: CORIGLIANO FAMILY R					
2357/1201	4/28/2020	WD Q	I	01	
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: CORIGLIANO PETER JA					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W15 STR=[YR=2020] N3 W7 S3 E7\$ FSP=[YR=2020] W31 S14 E31 N14\$ S14 W33 S16 W6 S31 E13 FOP=[YR=2020] S3 E1 STR=[YR=2020] S3 E6 N3 W6\$ E19 N7 FGR=[YR=2020] E21 N21 W17 N3 W4 S24\$ N3 W13 N2 W6 S9 W1\$ E1 N9 E6 S2 E13 N21 E4 S3 E17 N36\$ PTR= E15 STR=[YR=2020] E14 FUS=[YR=2020] E23 S4 E17 S14 W21 S6 FOP=[YR=2020] S10 W19 N12 E6 S2 E13 \$ W13 N2 W10 N14 W3 N4 E7 N4\$ S4 W7 S4 W7 N8\$ W15\$.									

CORIGLIANO PETER J SR & DALE M L/E/
96041 PARK PL
FERNANDINA BEACH, FL 32034

46-3N-28-6205-0055-0000

[illegible]