LOT 63
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

DONNELLY JONATHAN M & ASHLEY N
96074 PARK PLACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

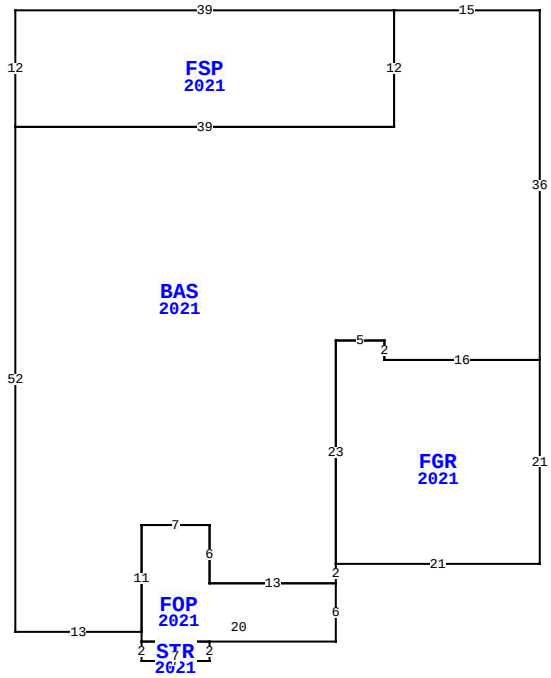
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,248	100	2021	2,248	514,652
FGR	451	55	2021	248	56,777
FOP	162	30	2021	49	11,218
FSP	468	40	2021	187	42,812
STR	14	10	2021	1	229
TOTALS	3,343			2,733	625,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,733	146.3616	231.25	632,006	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2025 Heated Area: 2248 HX Base Yr 2025



96074 PARK PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		625,686
TOTAL MARKET OB/XF VALUE		11,801
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		779,987
SOH/AGL Deduction		152,896
ASSESSED VALUE		627,091
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		576,369
TOTAL JUST VALUE		779,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		748,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012790	CO ISSUED	0	10/04/2021
B2012790	NEW CONSTR	311,773	12/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/1091	8/07/2024	WD	Q	I	02	875,000
GRANTOR: STRANGE JENNIFER						
GRANTEE: DONNELLY JONATHAN M						
2506/0904	10/06/2021	WD	Q	I	02	553,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: STRANGE JENNIFER						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	1,192.00	SF	10.00	10.00	100	2021	2021	3	99	11,801	

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] W39 S12 E39 N12$ S12 W39 S52 E13 FOP=[YR=2021] S1 STR=[YR=2021] S2 E7 N2 W7$ E20 N6 W13 N6 W7 S11$ N11 E7 S6 E13 N2 FGR=[YR=2021] E21 N21 W16 N2 W5 S23$ N23 E5 S2 E16 N36$.

LAND DESCRIPTION

TOTAL OB/XF 11,801

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 02/01/2022 BY KW Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS