LOT 66
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

FALCO JAMES/
96056 PARK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0066-0000

BUILDING CHARACTERISTICS

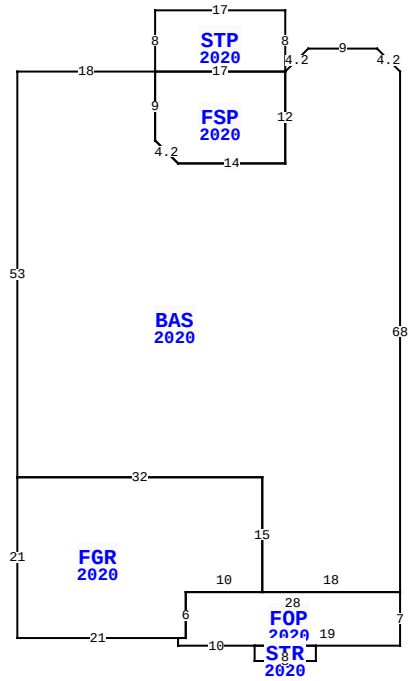
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,757	100	2020	2,757	613,818
FGR	612	55	2020	337	75,029
FOP	197	30	2020	59	13,136
FSP	200	40	2020	80	17,811
STP	136	10	2020	14	3,117
STR	16	10	2020	2	445
TOTALS	3,918			3,249	723,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,249	143.0563	226.03	734,371	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2757 HX Base Yr 2021



96056 PARK PL, 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		723,355
TOTAL MARKET OB/XF VALUE		23,476
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		889,331
SOH/AGL Deduction		452,714
ASSESSED VALUE		436,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		385,895
TOTAL JUST VALUE		889,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		854,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907319	CO ISSUED	0	03/18/2020
B1907319	NEW CONSTR	377,692	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	3/19/2020	CN	Q	I	01	519,400
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: FALCO JAMES						
2280/1362	6/07/2019	SW	Q	V	05	449,600
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W9 D3 L3 STP=[YR=2020] N8 W17 S8 E17$ FSP=[YR=2020] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2020] S21 E21 FOP=[YR=2020] S1 E10 STR=[YR=2020] S2 E8 N2 W8$ E19 N7 W28 S6 W1$ E1 N6 E10 N15 W32$ E32 S15 E18 N68$.

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	58	4	232.00	SF	10.00	10.00	100	2020	2020	3	98	2,274	
2	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2020	2020	3	98	764	
3	0855	CONC PAVER	0	100	0	0	1,300.00	SF	10.00	10.00	100	2020	2020	3	98	12,740	
4	0462	ST/AL FNC	0	100	198	0	792.00	SF	10.00	10.00	100	2020	2020	3	90	7,128	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 23,476

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 03/02/2021 BY KW Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS