

LOT 67
IN OR 1921/1897
WATERWAY OAKS AT OYSTER BAY

MAECHTLIN JEROME K & LISA A
96050 PARK PLACE
FERNANDINA BEACH, FL 32034

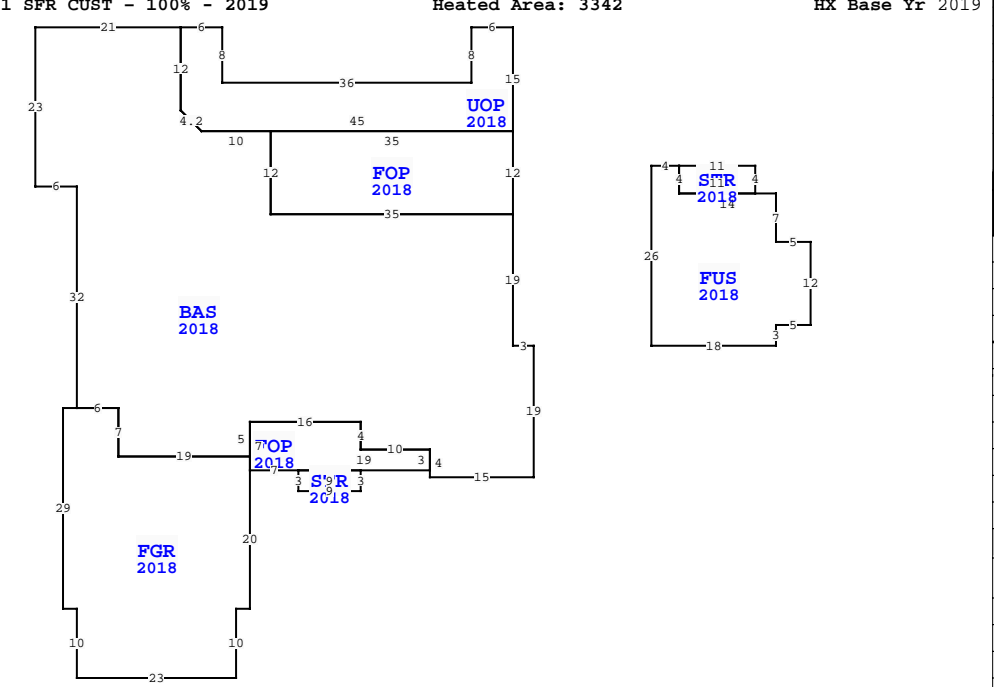
2025

46-3N-28-6205-0067-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	80
Interior Floo	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	2,870	100	2018
FGR	880	55	2018
FOP	142	30	2018
FOP	420	30	2018
FUS	472	100	2018
STR	27	10	2018
STR	44	10	2018
UOP	428	20	2018
TOTALS	5,283		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,088	139.1597	219.87	898,829	2018	2018	0	0	2.50	97.50
1 SFR CUST - 100% - 2019 Heated Area: 3342 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			876,358
TOTAL MARKET OB/XF VALUE			48,538
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			1,067,396
SOH/AGL Deduction			530,217
ASSESSED VALUE			537,179
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			486,457
TOTAL JUST VALUE			1,067,396
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,026,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900191	SOLAR PANELS	33,452	01/01/2019
B1709994	CO ISSUED	0	11/30/2018
B1808053	SCRN ENCLSR	17,208	10/01/2018
B1806621	SWIM POOL	30,000	01/01/2018
B1709994	NEW CONSTR	445,807	11/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/1897	6/06/2014	WD Q	Q	V	01	120,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: MAECHTLIN JEROME K						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVR	0	100	0	1,710.00	UT	10.00	10.00	100	2018
2	0861	POOL GUNIT	0	100	36	288.00	SF	85.00	85.00	100	2018
3	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2018
4	0911	SCRN RM A	0	100	48	720.00	SF	17.50	17.50	100	2018

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
96050 PARK PL, FERNANDINA BEACH											
48,538											

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

BUILDING DIMENSIONS											
UOP=[YR=2018] W6 S8 W36 N8 W6 BAS=[YR=2018] W21 S23 E6 S32											
FGR=[YR=2018] W2 S29 E2 S10 E23 N10 E2 N20 FOP=[YR=2018] E7											
STR=[YR=2018] S3 E9 N3 W9\$ E19 N3 W10 N4 W16 S7 \$ N2 W19 N7											
W6\$ E6 S7 E19 N5 E16 S4 E10 S4 E15 N19 W3 N19 FOP=[YR=2018]											
N12 W35 S12 E35\$ W35 N12 W10 U3 L3 N12\$ S12 R3 D3 E45											
N15\$ PTR= E20 S20 FUS=[YR=2018] E4 STR=[YR=2018] E11 S4 W11											
N4\$ S4 E14 S7 E5 S12 W5 S3 W18 N26\$ N20 W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	