

LOT 68
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HAINES REVOCABLE LIVING TRUST/HAINES KATHY TRUSTEE
96044 PARK PLACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0068-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																
Exterior Wall	10	ABOVE AVG 100	0500	11	4,394	145.3162	229.60	1,008,862	2012	2012	0	0	0	5.50	94.50	VALUATION SUMMARY															
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2022													Heated Area: 3304															
Roof Cover	13	STAND SEAM 100														HX Base Yr 2022															
Interior Wall	05	DRYWALL 100																													
Interior Floor	11	CLAY TILE 70																													
Interior Floor	14	CARPET 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2.5 100																													
Frame	03	MASONRY 100																													
Stories	2.	2. 100																													
Units		0 100																													
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	3,304	100	2012	3,304	716,875																										
FGR	897	55	2012	493	106,967																										
FOP	609	30	2012	183	39,706																										
FSP	399	40	2022	160	34,716																										
FSP	545	40	2022	218	47,300																										
UST	80	45	2012	36	7,811																										
TOTALS			5,834		4,394	953,375																									
EXTRA FEATURES						96044 PARK PL, FERNANDINA BEACH																									
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	0811	CONCRETE B	0	100	0	0	1,582.00	SF	5.20	5.20	100	2012	2012	3	92	7,568															
2	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00	10.00	100	2012	2012	3	92	6,210															
3	0861	POOL GUNIT	0	100	40	10	400.00	SF	170.00	170.00	100	2012	2012	3	64	43,520															
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	50	5,000															
5	0911	SCRN RM A	0	100	22	6	132.00	SF	17.50	17.50	100	2013	2013	3	55	1,271															
TOTAL OB/XF 63,569																															
LAND DESCRIPTION																															
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	LAND VALUE														
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	142,500.00	156,750.00	156,750														
REVIEW DATE 11/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 156,750 Market: 0 Agricultural: 0 Common: 156,750 PRINTED 07/30/2025 BY SYS																															

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/774	4/30/2024	WD	U	I	11	100

GRANTOR: HAINES KATHY

GRANTEE: HAINES REVOCABLE LI

2503/1112	10/05/2021	WD	Q	I	01	1,190,000
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GRANTOR: MORELL ALDO A & CAROL

GRANTEE: HAINES KATHY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W2 UST=[YR=2012] N8 W10 S8 E10 \$ W14
FSP=[YR=2022] W9 S31 W25 D3 R3 E7 S7 E24 N41 \$ S41 W24 N7
W7 U3 L3 FSP=[YR=2022] N42 W11 S21 E3 S21 E8 \$ W8 N21 W3
N16 W16 S54 E3 S9 E10 FGR=[YR=2012] S38 E22 FOP=[YR=2012]
S2 E24 N20 E1 N21 W24 S4 E17 S21 W17 S14 W1 \$ E1 N39W23S1\$
N1E47 S21 W1 S20 E16 N15 E2 N26 W12 N15 E12 N41\$.