LOT 70
IN OR 1433/1078
WATERWAY OAKS AT OYSTER BAY

PULSINELLI JOHN & SHERRY
96032 PARK PLACE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

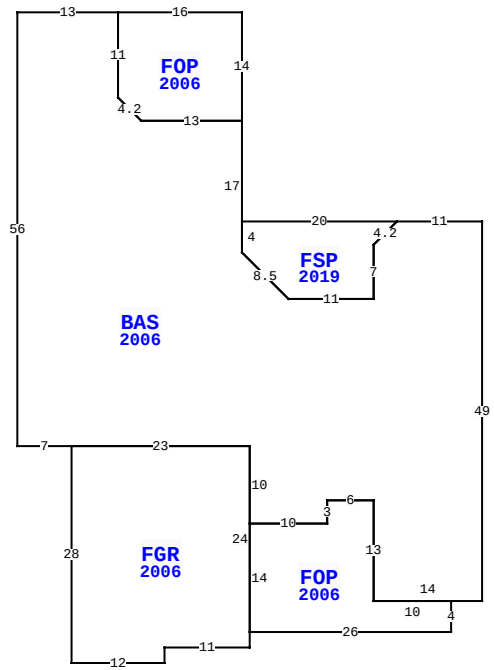
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,569	100	2006	2,569	421,441
FGR	622	55	2006	342	56,105
FOP	220	30	2006	66	10,827
FOP	282	30	2006	85	13,944
FSP	157	40	2019	63	10,335
TOTALS	3,850			3,125	512,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,125	112.2492	177.35	554,219	2006	2009	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2007 Heated Area: 2569 HX Base Yr 2007



96032 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		512,653
TOTAL MARKET OB/XF VALUE		40,045
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		695,198
SOH/AGL Deduction		335,569
ASSESSED VALUE		359,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,907
TOTAL JUST VALUE		695,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006903	REPAIR/RRF	22,750	08/01/2020
B16918	SWIM POOL	10,500	10/31/2006
B18143	SCRN ENCLSR	8,253	07/01/2006
C0515717	CO ISSUED	0	01/01/2005
B0515717	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1078	8/01/2006	WD	Q	I		705,400
GRANTOR: PLANTATION HOUSING OB						
GRANTEE: PULSINELLI JOHN & S						
1323/0633	6/07/2005	WD	U	V	19	135,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: PLANTATION HOUSING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FSP=[YR=2019] W20 S4 R6 D6 E11 N7 R3 U3 $ D3 L3 S7 W11 U6 L6 N17 FOP=[YR=2006] N14 W16 S11 D3 R3 E13 $ W13 U3 L3 N11 W13 S56 E7 FGR=[YR=2006] S28 E12 N2 E11 N2 FOP=[YR=2006] E26 N4 W10 N13 W6 S3 W10 S14 $ N24 W23 $ E23 S10 E10 N3 E6 S13 E14 N49 $.

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	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2006	2006	3	40	12,240	
2	0855	CONC PAVER	0	100	0	0	1,257.00	SF	10.00	10.00	100	2019	2019	3	97	12,193	
3	1126	CB/STC 8"	0	100	0	0	215.00	SF	8.00	8.00	100	2006	2006	3	86	1,479	
4	0845	KOOL DECK	0	100	0	0	254.00	SF	7.25	7.25	100	2006	2006	3	86	1,584	
5	0911	SCRN RM A	0	100	28	26	728.00	SF	17.50	17.50	100	2006	2006	3	24	3,058	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200	
8	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	100	2019	2019	3	97	8,051	

LAND DESCRIPTION

TOTAL OB/XF 40,045

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 07/28/2020 BY KWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS