LOT 71
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

CROWE MARSHALL R & ELIZABETH A
96026 PARK PL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0071-0000

BUILDING CHARACTERISTICS

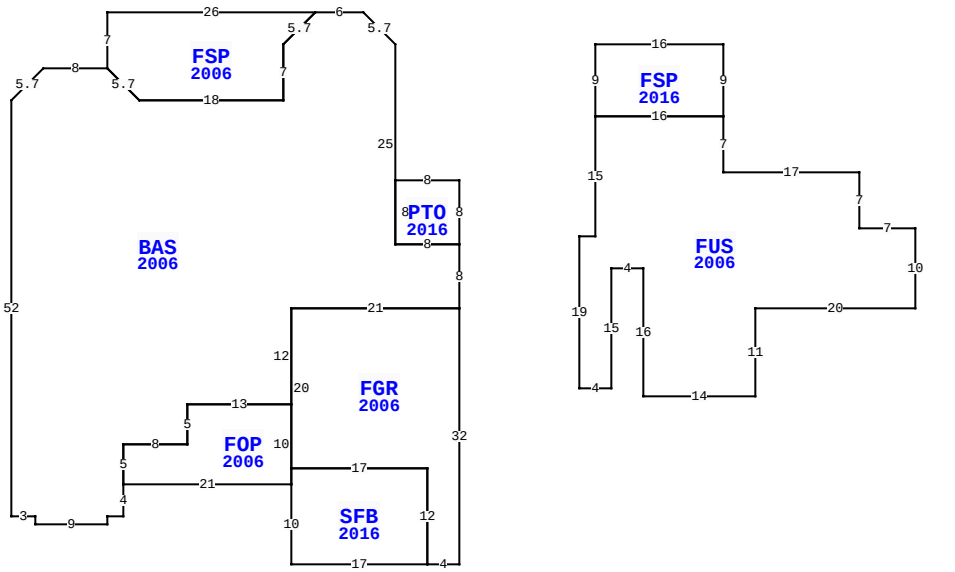
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,163	100	2006	2,163	338,948
FGR	468	55	2006	257	40,273
FOP	170	30	2006	51	7,992
FSP	242	40	2006	97	15,200
FSP	144	40	2016	58	9,089
FUS	935	100	2006	935	146,517
PTO	64	5	2016	3	470
SFB	204	80	2016	163	25,542
TOTALS	4,390			3,727	584,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,727	108.3915	171.26	638,286	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2025 Heated Area: 3261 HX Base Yr 2025



96026 PARK PL, FERNANDINA BEACH

BLD DATE	07/26/2007	RK	LGL DATE	05/08/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		584,032
TOTAL MARKET OB/XF VALUE		10,952
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		737,484
SOH/AGL Deduction		0
ASSESSED VALUE		737,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		686,762
TOTAL JUST VALUE		737,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012367	ROOF	8,795	12/10/2020
B1632203	GARAGE	0	04/29/2016
B24707	REMODEL	8,511	05/01/2011
B22522	HURRICANE SHUTTER	10,000	05/01/2009
C15623	CO ISSUED	0	12/01/2005
B0515623	NEW CONSTR	232,000	07/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/254	10/01/2024	WD	Q	I	01	970,000
GRANTOR: SCHINDLER RICHARD J &						
GRANTEE: CROWE MARSHALL R &						
1528/1053	10/03/2007	WD	Q	I		440,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: SCHINDLER RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U4 L4 W6 FSP=[YR=2006] W26 S7 D4 R4 E18 N7 R4 U4 $ D4 L4 S7 W18 U4 L4 W8 D4 L4 S52 E3 S1 E9 N1 E2 N4 FOP=[YR=2006] E21 SFB=[YR=2016] S10 E17 FGR=[YR=2006] E4 N32 W21 S20 E17 S12$ N12 W17 S2$ N10 W13 S5 W8 S5$ N5 E8 N5 E13 N12 E21 N8 PTO=[YR=2016] N8 W8 S8 E8$ W8 N25$ PTR= E25 FSP=[YR=2016] E16 S9 FUS=[YR=2006] S7 E17 S7 E7 S10 W20 S11 W14 N16 W4 S15 W4 N19 E2 N15 E16 $ W16 N9 $ W25 $.

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	567.00	SF	7.00	7.00	100	2006	2006	3	86	3,413	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
3	0812	CONCRETE C	0	100	0	0	1,186.00	SF	4.00	4.00	100	2006	2006	3	86	4,080	
4	1126	CB/STC 8"	0	100	10	0	50.00	SF	8.00	8.00	100	2006	2006	3	86	344	

LAND DESCRIPTION

TOTAL OB/XF 10,952

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS