BLOCK 1 LOT 6
IN OR 1380/376
OYSTER BAY #1 PB 5/262

BURRIS STEVEN R
96159 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5480-0001-0060

BUILDING CHARACTERISTICS

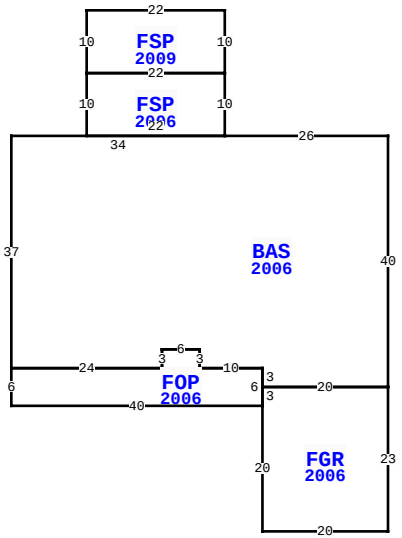
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	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	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2006	2,262	367,096
FGR	460	55	2006	253	41,059
FOP	258	30	2006	77	12,496
FSP	220	40	2006	88	14,281
FSP	220	40	2009	88	14,281
FUS	786	100	2018	786	127,558
TOTALS	4,206			3,554	576,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,554	107.7300	178.83	635,562	2006	2006	0	0	0	9.25	90.75

1 SFR CUST 100% - 2007 Heated Area: 3048 HX Base Yr 2007



96159 OYSTER BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	04/03/2007 O	LAND DATE	04/24/2026 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	576,773
TOTAL MARKET OB/XF VALUE	4,630
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	746,403
SOH/AGL Deduction	358,186
ASSESSED VALUE	388,217
TOTAL EXEMPTION VALUE	HX HB WR 56,411
BASE TAXABLE VALUE	331,806
TOTAL JUST VALUE	746,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	720,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11819	REPAIR/RRF	3,000	04/01/2009
B22348	XFOB	2,720	03/01/2009
E15789	ELEC OTHER	7,500	09/01/2005
M10257	MECH OTHER	0	09/01/2005
P0509557	OTHER	0	06/01/2005
C0515187	NEW CONSTR	203,537	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0376	1/09/2006	WD	Q	I		466,600
GRANTOR: AMELIA DEVELOPMENT CO						
GRANTEE: BURRIS STEVEN R & W						
1247/0856	7/22/2004	WD	U	V	19	85,900
GRANTOR: HIOTT CONTRACTING INC						
GRANTEE: AMELIA DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 FSP=[YR=2006] N10 FSP=[YR=2009] N10 W22 S10 E22$ W22 S10 E22 $ W34 S37 FOP=[YR=2006] S6 E40 FGR=[YR=2006] S20 E20 N23 W20 S3 $ N6 W10 N3 W6 S3 W24 $ E24 N3 E6 S3 E10 S3 E20 N40 $ PTR= E30 FUS=[YR=2018] E54 S13 W27 S12 W7 N12 W20 N13 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2009	2009	3	31	1,550	

LAND DESCRIPTION

TOTAL OB/XF 4,630

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	165,000.00	165,000.00	165,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS