



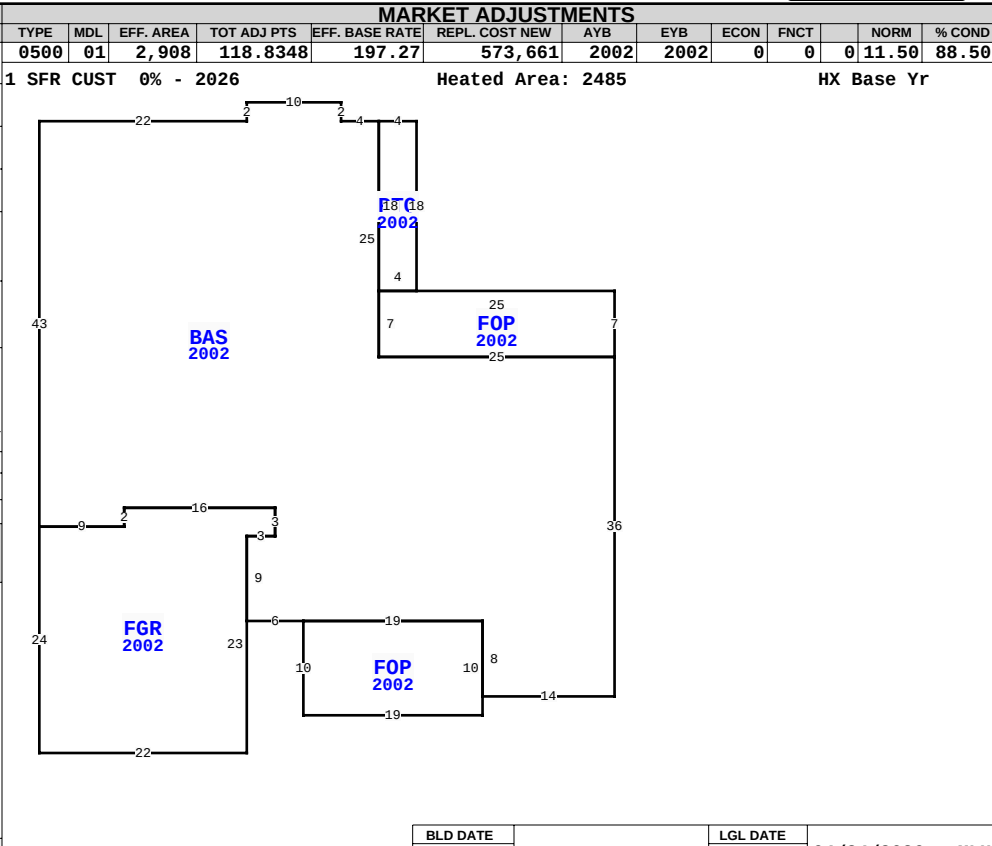
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,485	100	2002	2,485	433,841
FGR	563	55	2002	310	54,121
FOP	175	30	2002	52	9,078
FOP	190	30	2002	57	9,951
PTO	72	5	2002	4	698
TOTALS	3,485			2,908	507,690

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00
6	0911	SCRN RM A	0	0	0	0	1,040.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00



96175 OYSTER BAY DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/24/2026	MLU

TOTAL OB/XF									
49,184									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	507,690		
TOTAL MARKET OB/XF VALUE	49,184		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	721,874		
SOH/AGL Deduction	0		
ASSESSED VALUE	721,874		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	721,874		
TOTAL JUST VALUE	721,874		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	664,172		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209654	NEW CONSTR	224,185	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2786/1709	5/09/2025	WD Q	Q	I	01	895,000
GRANTOR: ROSSI LAWRENCE J & LU						
GRANTEE: OSTROM RICHARD ALLE						
2260/1844	3/06/2019	WD Q	Q	I	01	432,000
GRANTOR: SABIN BRUCE T & LESLI						
GRANTEE: ROSSI LAWRENCE J &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2002] W4 BAS=[YR=2002] W4 N2 W10 S2 W22 S43 FGR=[YR=2002] S24 E22 N23 E3 N3 W16 S2 W9 \$ E9 N2 E16 S3 W3 S9 E6 FOP=[YR=2002] S10 E19 N10 W19 \$ E19 S8 E14 N36 FOP=[YR=2002] N7 W25 S7 E25 \$ W25 N25 \$ S18 E4 N18 \$.									