BLOCK 2 LOT 3
OYSTER BAY #1 PB 5/262

ROGERS MICHAEL C & HOLLY T
96110 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5480-0002-0030

BUILDING CHARACTERISTICS

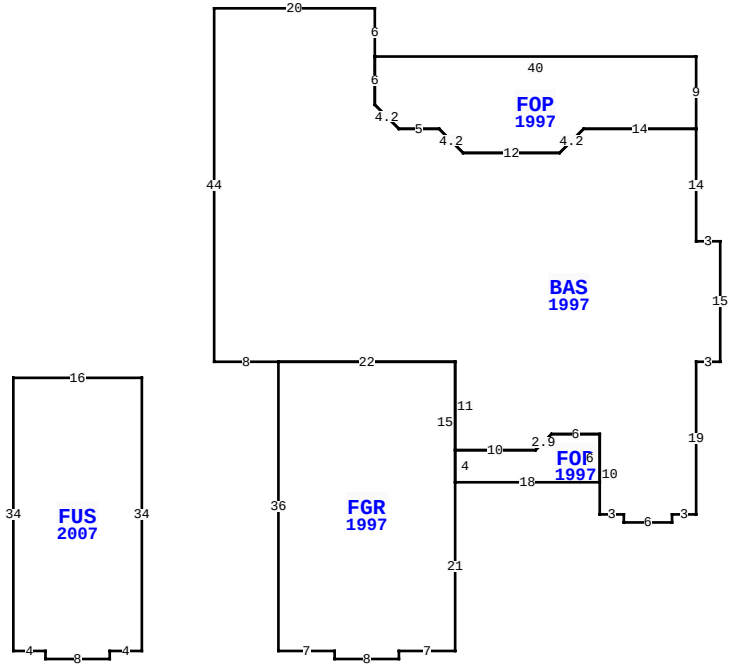
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,463	100	1997	2,463	383,772
FGR	800	55	1997	440	68,558
FOP	86	30	1997	26	4,051
FOP	401	30	1997	120	18,698
FUS	552	100	2007	552	86,009
TOTALS	4,302			3,601	561,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,601	109.1475	181.18	652,429	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2026 Heated Area: 3015 HX Base Yr 2026



96110 OYSTER BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		561,089
TOTAL MARKET OB/XF VALUE		57,832
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		783,921
SOH/AGL Deduction		0
ASSESSED VALUE		783,921
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		732,510
TOTAL JUST VALUE		783,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		744,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R170587	REPAIR/RRF	17,500	01/27/2017
M1216854	H/AC	0	02/07/2012
B23468	SCRN ENCLSR	14,595	04/01/2010
B23244	SWIM POOL	37,800	01/01/2010
963331	NEW CONSTR	160,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1931	7/02/2020	WD	Q	I	01	580,000
GRANTOR: NICOL HEIDI S & LIS						
GRANTEE: ROGERS MICHAEL C &						
1867/0958	7/11/2013	QC	U	I	11	100
GRANTOR: RYAN LIS TORP						
GRANTEE: RYAN LIS TORP & HEI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W40 BAS=[YR=1997] N6 W20 S44 E8 FGR=[YR=1997] S36 E7 S1 E8 N1 E7 N21 FOP=[YR=1997] E18 N6 W6 D2 L2 W10 S4 $ N15 W22 $ E22 S11 E10 U2 R2 E6 S10 E3 S1 E6 N1 E3 N19 E3 N15 W3 N14 W14 D3 L3 W12 U3 L3 W5 U3 L3 N6 $ S6 D3 R3 E5 D3 R3 E12 U3 R3 E14 N9 $ PTR= W85 S40
FUS=[YR=2007] E16 S34 W4 S1 W8 N1 W4 N34 $ N40 E85 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	77	1,540	
5	0911	SCRN RM A	0	100	40	21	840.00	SF	18.00	18.00	100	2010	2010	3	35	5,292	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2010	2010	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 57,832

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