



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 70
Interior Floo	14	CARPET 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

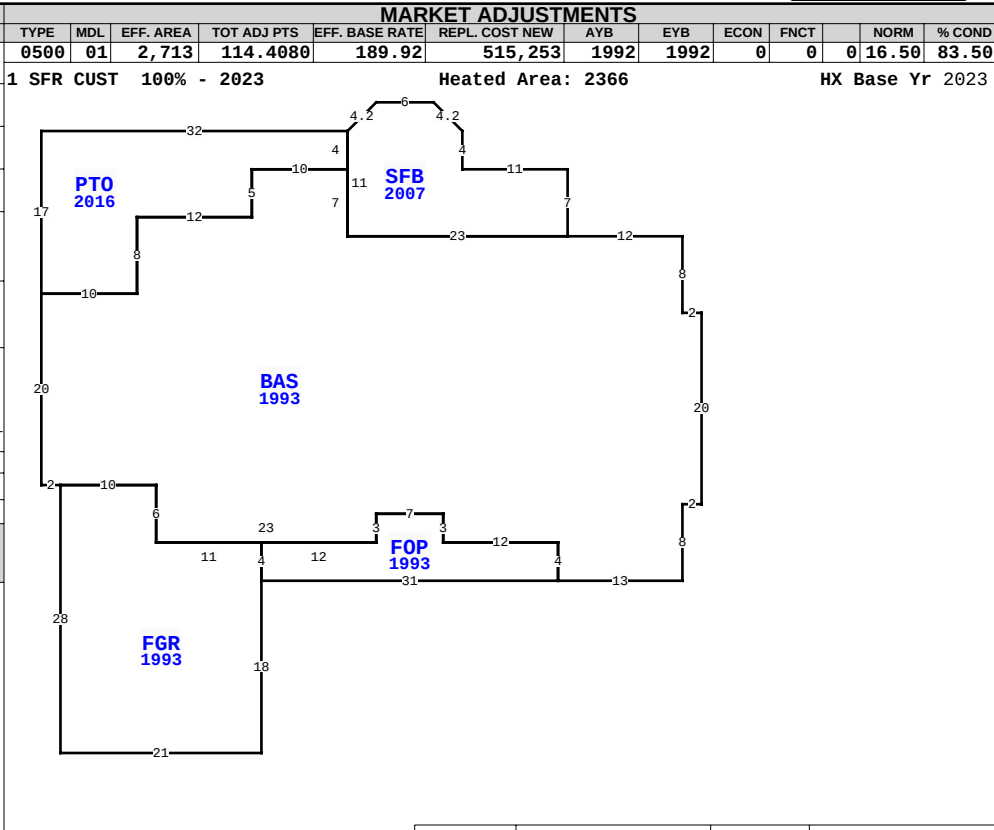
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,177	100	1993	2,177	345,236
FGR	522	55	1993	287	45,513
FOP	145	30	1993	44	6,977
PTO	318	5	2016	16	2,538
SFB	236	80	2007	189	29,972

TOTALS	3,398			2,713	430,236
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0912	SCRN RM G	1	100	0	0	825.00	SF	21.00
7	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00

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	100		PUD	0.00	0.00	1.00



96168 OYSTER BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNIT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	100	1992	1992	3	68	2,380	
825.00	SF	21.00	100	2023	2023		93	16,112	
1.00	UT	50,000.00	100	2023	2023	04	100	50,000	

TOTAL OB/XF									
68,492									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		430,236	
TOTAL MARKET OB/XF VALUE		68,492	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		663,728	
SOH/AGL Deduction		11,129	
ASSESSED VALUE		652,599	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		601,188	
TOTAL JUST VALUE		663,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		665,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018662	ADDITION	8,820	12/20/2022
22005263	SWIM POOL	63,150	04/05/2022
M1015359	H/AC	0	05/28/2010
8327	NEW CONSTR	91,796	08/21/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2480/0184	7/16/2021	WD	Q	I	01
GRANTOR: FAIRMAN STEPHEN G JR					
GRANTEE: CASCIO SALVATORE R					
2462/1480	5/18/2021	FJ	U	I	11
GRANTOR: FAIRMAN STEPHEN GERAL					
GRANTEE: FAIRMAN STEPHEN GER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 SFB=[YR=2007] N7 W11N4 U3 L3 W6 L3 D3 PTO=[YR=2016] W32 S17 E10 N8 E12 N5 E10 N4\$ S11 E23 \$W23 N7 W10 S5 W12S8 W10 S20 E2 FGR=[YR=1993] S28 E21 N18 FOP=[YR=1993] E31 N4 W12 N3 W7 S3 W12 S4 \$ N4 W11 N6 W10 \$ E10 S6 E23 N3 E7 S3 E12 S4 E13N8 E2 N20 W2 N8 \$.									