

BLOCK 2 LOT 11
IN OR 1702/927
OYSTER BAY #1 PB 5/262

SINOR BUDDY R & SUSAN S
96282 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034-6164

2026

46-3N-28-5480-0002-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,779	100	2005	1,779	305,857
FGR	483	55	2005	266	45,732
FOP	190	30	2005	57	9,800
FSP	480	40	2005	192	33,010
FUS	880	100	2005	880	151,295

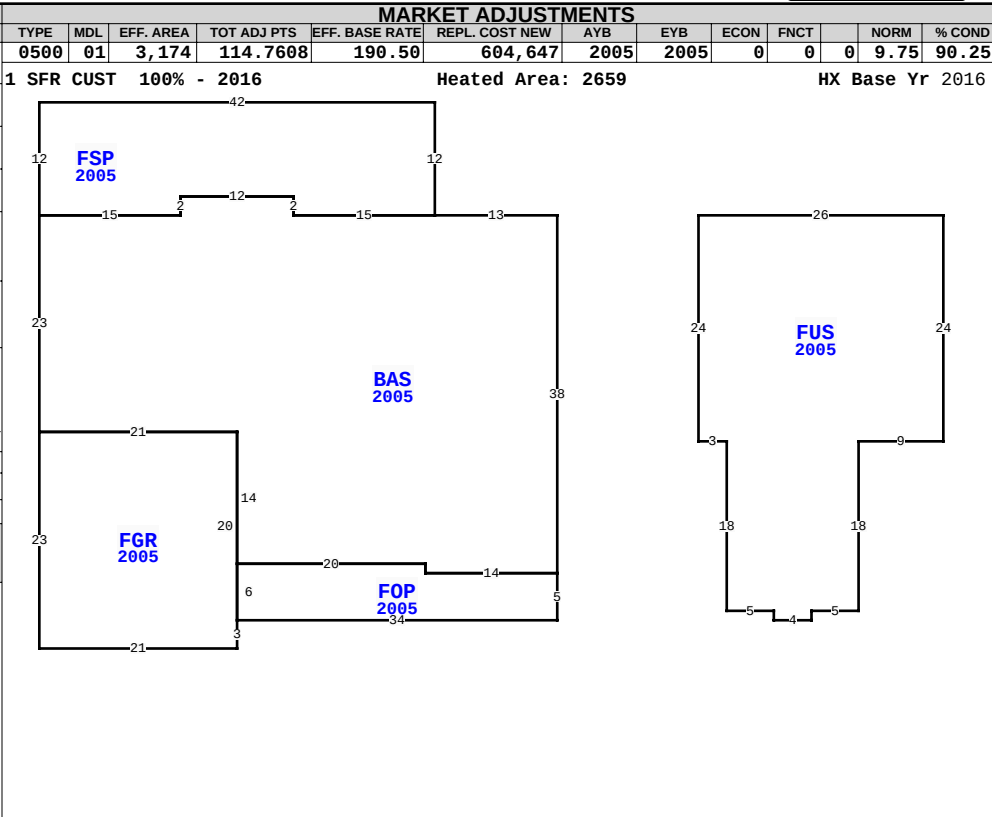
TOTALS 3,812 3,174 545,694

EXTRA FEATURES

L N	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	2005	2005	3	87	3,045	
4	0300	BOAT DCK W	0 100	0 0	158.00	SF	40.00	40.00	100	2005	2005	3	32	2,022	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96282 OYSTER BAY DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/24/2026 MLU

TOTAL OB/XF															5,067
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		545,694
TOTAL MARKET OB/XF VALUE		5,067
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		715,761
SOH/AGL Deduction		306,685
ASSESSED VALUE		409,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,665
TOTAL JUST VALUE		715,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003798	REPAIR/RRF	2,500	05/01/2020
B13205	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1702/0927	9/24/2010	WD U	I	I	11	274,000

GRANTOR: LASALLE BANK NATIONAL
GRANTEE: SINOR BUDDY R & SUS
1650/1034 11/30/2009 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: LASALLE BANK NATION

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] N12 W42 S12 E15 N2 E12 S2 E15\$ W15 N2 W12 S2 W15 S23 FGR=[YR=2005] S23 E21 N3 FOP=[YR=2005] E34 N5 W14 N1 W20 S6\$ N20 W21\$ E21 S14 E20 S1 E14 N38\$ PTR=E15 FUS=[YR=2005] E26 S24 W9 S18 W5 S1 W4 N1 W5 N18 W3 N24\$ W15\$.