

BLOCK 2 LOT 14
IN OR 1889/239
OYSTER BAY #1 PB 5/262

MCCRANEY JOHN M JR & CHERYL K
96334 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5480-0002-0140



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	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	2,410	100	2007	2,410	383,895
FGR	830	55	2007	456	72,637
FOP	168	30	2007	50	7,965
FSP	290	40	2011	116	18,478
FUS	1,011	100	2007	1,011	161,045
TOTALS	4,709			4,043	644,019

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
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,043	104.8740	174.09	703,846	2007	2007	0	0	8.50	91.50
1 SFR CUST 100% - 2014 Heated Area: 3421 HX Base Yr 2014											
96334 OYSTER BAY DR, FERNANDINA BEACH											

TOTAL OB/XF									
4,315									
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
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

TOTAL OB/XF									
4,315									
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
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					644,019				
TOTAL MARKET OB/XF VALUE					4,315				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					813,334				
SOH/AGL Deduction					309,823				
ASSESSED VALUE					503,511				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					452,100				
TOTAL JUST VALUE					813,334				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					784,557				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12214	MECH OTHER	0	11/01/2006
E18113	ELEC OTHER	0	09/01/2006
P11570	OTHER	0	09/01/2006
C18421	CO ISSUED	0	08/01/2006
B18421	NEW CONSTR	400,000	08/01/2006
R09651	REPAIR/RRF	10,000	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1889/0239	11/07/2013	WD	U	I	11	100	
GRANTOR: RYAN MICHAEL D & CYNT							
GRANTEE: MCCRANEY JOHN M JR							
1879/1044	9/13/2013	WD	Q	I	02	505,000	
GRANTOR: RYAN MICHAEL D & CYNT							
GRANTEE: MCCRANEY JOHN M JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W13 S12 FSP=[YR=2011] W29 S10 E29 N10 \$ S10 W29 N22 W31 S23 E10 S5 FGR=[YR=2007] S34 E26 N16 W3 N18 W23 \$ E23 S18 E3 S12 E8 S2 E13 FOP=[YR=2007] E16 N14 W8 S7 W8 S7 \$ N7 E8 N7 E8 N46 \$ PTR=E30 FUS=[YR=2007] E38 S24 W6 S11 W9 N11 W23 N24 \$ W30 \$.									