

BLOCK 3 LOT 4
IN OR 2153/1924
OYSTER BAY #1 PB 5/262

CADE FAMILY TRUST/CADE CANDACE A TRUSTEE
96295 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5480-0003-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	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	1,659	100	1995	1,659	254,007
FEP	260	80	1995	208	31,847
FGR	562	55	1995	309	47,310
FOP	288	30	1995	86	13,168
FST	98	55	2017	54	8,268
FUS	640	100	1995	640	97,990
FUS	352	100	2008	352	53,894
STP	120	10	2018	12	1,837
TOTALS	3,979			3,320	508,322

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,320	108.1920	179.60	596,272	1995	1995	0	0	0	14.75	85.25
1 SFR CUST		100% - 2021		Heated Area: 2651				HX Base Yr 2021				