BLOCK 3 LOT 6
OYSTER BAY #1 PB 5/262

ROBERTS JACK THOMAS & JAN MARIE
96331 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**46-3N-28-5480-0003-0060**

## BUILDING CHARACTERISTICS

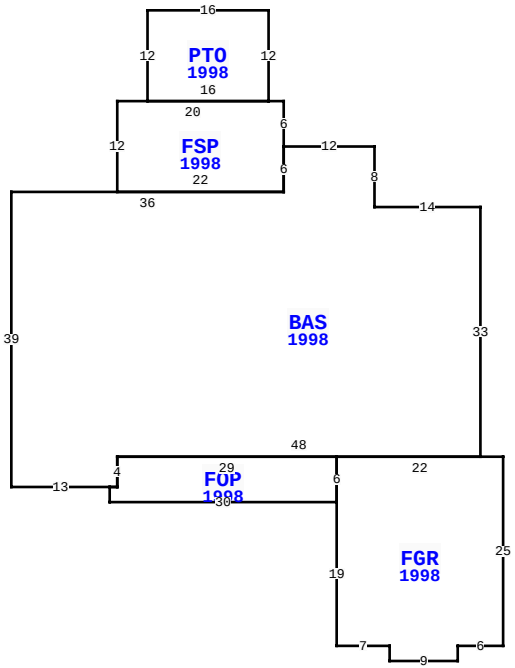
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 2,270 | 100 | 1998 | 2,270 | 393,613 |
| FGR | 568 | 55 | 1998 | 312 | 54,101 |
| FOP | 176 | 30 | 1998 | 53 | 9,190 |
| FSP | 264 | 40 | 1998 | 106 | 18,380 |
| PTO | 192 | 5 | 1998 | 10 | 1,734 |
| TOTALS | 3,470 | | | 2,751 | 477,017 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,751 | 120.7584 | 200.46 | 551,465 | 1998 | 1998 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SFR CUST 100% - 2021 Heated Area: 2270 HX Base Yr 2021




96331 OYSTER BAY DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 477,017 |
| TOTAL MARKET OB/XF VALUE | | 253 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 642,270 |
| SOH/AGL Deduction | | 247,305 |
| ASSESSED VALUE | | 394,965 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 343,554 |
| TOTAL JUST VALUE | | 642,270 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 623,525 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2105592 | ROOF | 22,560 | 05/03/2021 |
| 984884 | NEW CONSTR | 150,000 | 04/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2856/1858 | 3/16/2026 | WD | Q | I | 01 | 699,000 |
| GRANTOR: BORGOS CESAR A III | | | | | | |
| GRANTEE: ROBERTS JACK THOMAS | | | | | | |
| 2818/1656 | 9/26/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DONIAT CLAUDIA | | | | | | |
| GRANTEE: BORGOS CESAR A III | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W14 N8 W12 FSP=[YR=1998] N6 W2 PTO=[YR=1998] N12 W16 S12 E16$ W20 S12 E22 N6$ S6 W36 S39 E13 FOP=[YR=1998] S2 E30 FGR=[YR=1998] S19 E7 S2 E9 N2 E6 N25 W22 S6$ N6 W29 S4 W1$ E1 N4 E48 N33$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 1126 | CB/STC 8" | 0 | 100 | 11 | 4 | 44.00 | SF | 8.00 | 8.00 | 100 | 1998 | 1998 | 3 | 72 | 253 | |

## LAND DESCRIPTION

TOTAL OB/XF 253

| 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