

LOT C-2
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

LACY MATTHEW D & SALLY MILES
507 STRATTON MAJOR RD
SHACKLEFORDS, VA 23156

2026

46-3N-28-5481-00C2-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4024.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100	2024	182	44,649
FGR	1,250	55	2024	688	168,784
FOP	110	30	2024	33	8,096
FOP	170	30	2024	51	12,512
FOP	791	30	2024	237	58,142
FUS	2,124	100	2024	2,124	521,071
STR	36	10	2024	4	982
STR	95	10	2024	10	2,453
UST	121	45	2024	54	13,248

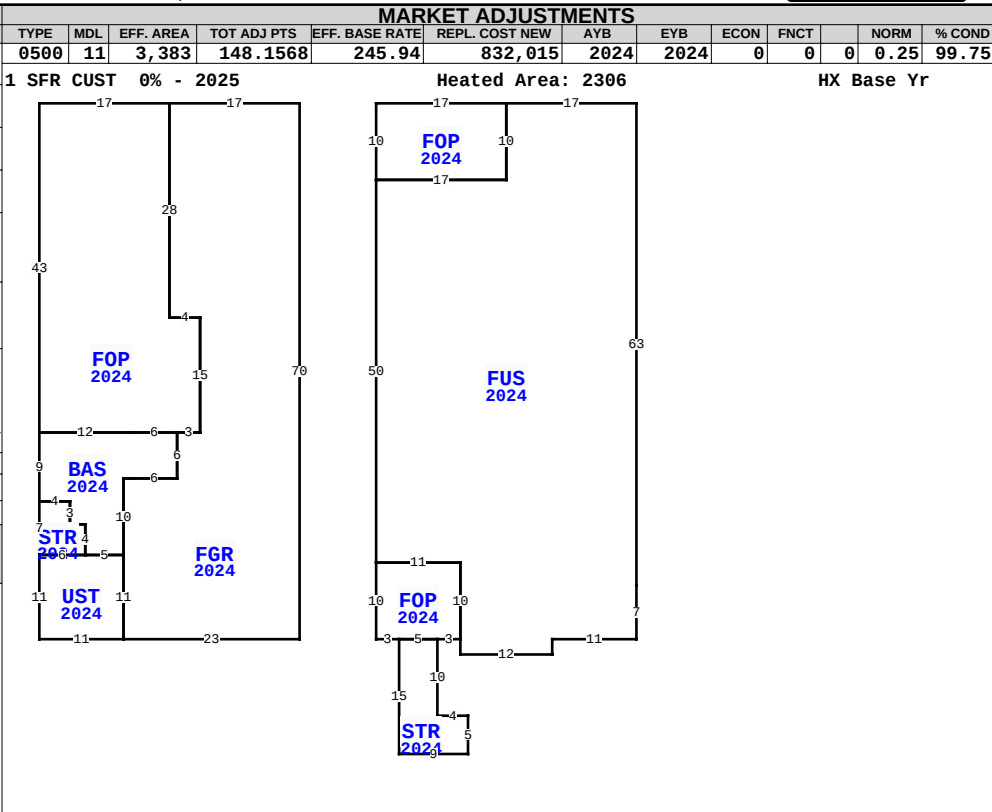
TOTALS 4,879 3,383 829,935

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
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00			100	10,200	

LAND DESCRIPTION			TOTAL OB/XF 10,200												
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
1	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00

REVIEW DATE 09/10/2024 BY DJ



96401 CONTESSA POINT DR, FERNANDINA BEACH, FL 32034

BLD DATE 05/07/2025 MLU

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
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00			100	10,200	

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
1	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		829,935
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		960,135
SOH/AGL Deduction		75,638
ASSESSED VALUE		884,497
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		884,497
TOTAL JUST VALUE		960,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		804,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240002485	PRIVATE PROVIDER	453,892	03/04/2024
22005274	NEW CONSTR	453,892	04/05/2022

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/1943	1/10/2024	SW	Q	I	01	805,300

SALES DATA

GRANTOR: ARTISAN HOMES LLC
GRANTEE: LACY MATTHEW D & SA
2476/0489 7/01/2021 SW Q V 05 1,560,000

GRANTOR: O B ISLAND HOMES LLC
GRANTEE: ARTISAN HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,20] E17 N10 E17 S63 S7 W11 S2 W12 N2 N10 W11 N50 \$
FGR=[YR=2024;ORIG=60,10] W17 S28 E4 S15 W3 S6 W6 W1 S10 S11 E23 N70 \$
FOP=[YR=2024;ORIG=43,10] W17 S43 E12 E6 E3 N15 W4 N28 \$
BAS=[YR=2024;ORIG=26,53] E12 E6 S6 W6 W1 S10 W5 N4 W2 N3 W4 N9 \$
FOP=[YR=2024;ORIG=87,10] W17 S10 E17 N10 \$
UST=[YR=2024;ORIG=37,69] W5 W6 S11 E11 N11 \$
FOP=[YR=2024;ORIG=70,70] E11 S10 W3 W5 W3 N10 \$
STR=[YR=2024;ORIG=73,80] E5 S10 E4 S5 W9 N15 \$
STR=[YR=2024;ORIG=26,62] E4 S3 E2 S4 W6 N7 \$