

LOT C-3
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

COMBS JOHN W & KATHLEEN M
96450 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5481-00C3-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 50
Frame	03	MASONRY 50
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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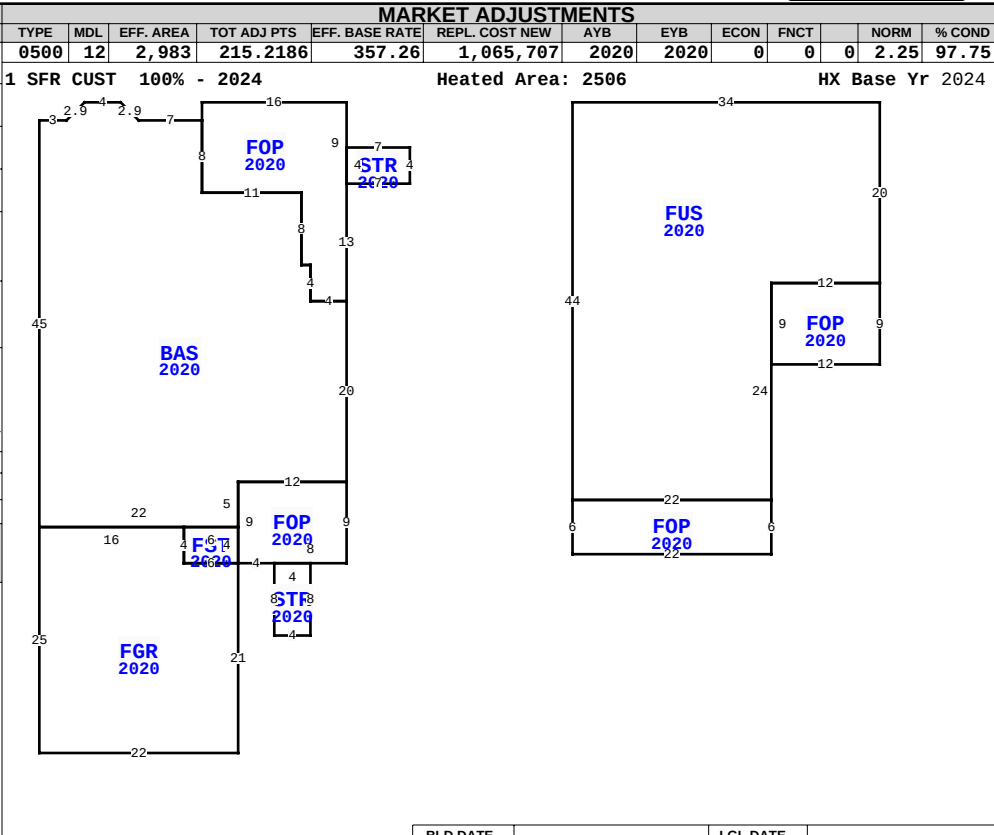
NEIGHBORHOOD/LOC	4024.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	2020	1,298	453,289
FGR	526	55	2020	289	100,925
FOP	108	30	2020	32	11,175
FOP	108	30	2020	32	11,175
FOP	132	30	2020	40	13,968
FOP	216	30	2020	65	22,700
FST	24	55	2020	13	4,540
FUS	1,208	100	2020	1,208	421,860
STR	28	10	2020	3	1,048
STR	32	10	2020	3	1,048
TOTALS	3,680			2,983	1,041,729

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023			10,200	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C
		RES MARSH
		100
		PUD
		0.00
		0.00
		1.00
		LT
		1.00
		1.00
		1.00
		120,000.00
		120,000.00
		120,000



96450 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 13,630																
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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023			10,200

TOTAL OB/XF 13,630																
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
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		1,041,729	
TOTAL MARKET VALUE - MARKET		SOH/AGL Deduction		674,449	
TOTAL MARKET VALUE		ASSESSED VALUE		500,910	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE		TOTAL JUST VALUE		1,175,359	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				1,142,072	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808973	CO ISSUED	0	08/14/2020
B1808973	NEW CONSTR	339,400	12/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1984	11/30/2023	WD	Q	I	01	1,250,000
GRANTOR: DAUGHTREY WILLIAM & E						
GRANTEE: COMBS JOHN W & KATH						
2589/0159	9/07/2022	WD	Q	I	01	1,100,000
GRANTOR: SKORUPSKI JOSEPH M &						
GRANTEE: DAUGHTREY WILLIAM T						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2020;ORIG=-16,2] W7 U2L2 W4 D2L2 W3 S45 E22 N5 E12 N20 W4 N4 W1 N8 W11 N8 \$																
FUS=[YR=2020;ORIG=25,0] E34 S20 W12 S24 W22 N44 \$																
FGR=[YR=2020;ORIG=-34,47] S25 E22 N21 W6 N4 W16 \$																
FOP=[YR=2020;ORIG=0,0] W16 S2 S8 E11 S8 E1 S4 E4 N13 N9 \$																
FOP=[YR=2020;ORIG=47,44] S6 W22 N6 E22 \$																
FOP=[YR=2020;ORIG=-12,51] E4 E8 N9 W12 S9 \$																
FOP=[YR=2020;ORIG=59,20] S9 W12 N9 E12 \$																
STR=[YR=2020;ORIG=-8,51] S8 E4 N8 W4 \$																
STR=[YR=2020;ORIG=0,9] E7 N4 W7 S4 \$																
FST=[YR=2020;ORIG=-12,51] N4 W6 S4 E6 \$																
PTR=[ORIG=0,0] E25 W25 \$																