

LOTS B-13 & B-14
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

BONELLI DANIEL J & PATRICIA A
96446 CONCH CT
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5481-0B13-0000



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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,119	100	2023	2,119	652,404
FGR	648	55	2023	356	109,606
FOP	249	30	2023	75	23,091
FOP	280	30	2023	84	25,862
FUS	908	100	2023	908	279,557
STP	21	10	2023	2	616
STR	16	10	2023	2	616
STR	88	10	2023	9	2,771
TOTALS	4,329			3,555	1,094,524

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
5	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00
6	0912	SCRN RM G	0	100	0	442.00	SF	21.00	21.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	2.00

REVIEW DATE 07/12/2023 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,555	186.4044	309.43	1,100,024	2023	2023	0	0	0	0.50	99.50
1 SFR CUST 100% - 2024 Heated Area: 3027 HX Base Yr 2024												