

LOTS B-15 & B-16
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

SMITH WILLIAM JOSEPH & SHIRLEY TERESA
96438 CONCH CT
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5481-0B15-0000



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 Floor	12	HARDWOOD 100
Interior Ceiling	00	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

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	2,557	100	2025	2,557	781,803
FGR	816	55	2025	449	137,282
FOP	208	30	2025	62	18,957
FSP	488	40	2025	195	59,621
FST	36	55	2025	20	6,115
FST	36	55	2025	20	6,115
FUS	924	100	2025	924	282,513
STR	36	10	2025	4	1,223
STR	56	10	2025	6	1,835
TOTALS	5,157			4,237	1,295,463

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
3	0912	SCRN RM G	0	100	0	0	454.00	SF	21.00
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,237	184.1840	305.75	1,295,463	2024	2024	0	0	0.00	100.00
1 SFR CUST 100% - 2025 Heated Area: 3481 HX Base Yr 2025											
96438 CONCH CT, FERNANDINA BEACH											

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			05/07/2025 MLU		

LAND DESCRIPTION										TOTAL OB/XF										69,448									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
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												
2	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												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1, 295, 463	
TOTAL MARKET OB/XF VALUE		69, 448	
TOTAL LAND VALUE - MARKET		240, 000	
TOTAL MARKET VALUE		1, 604, 911	
SOH/AGL Deduction		199, 060	
ASSESSED VALUE		1, 405, 851	
TOTAL EXEMPTION VALUE		HX HB	51, 411
BASE TAXABLE VALUE		1, 354, 440	
TOTAL JUST VALUE		1, 604, 911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1, 545, 373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240011565	NEW SFR T-5104 H-	659,331	10/15/2024
B240006955	SCREEN ENCLOSURE	20,000	06/12/2024
SP240006345	INGROUND SWIMMING	116,337	05/28/2024
B240000818	NEW SFR T-5104 H-	659,331	01/23/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2437/1899	2/26/2021	WD	Q	V	05
255,000					
GRANTOR: O B ISLAND HOMES LLC					
GRANTEE: SMITH WILLIAM JOSEP					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2025;ORIG=0,0] E25 E5 S8 E43 S29 W17 S3 W4 W26 W3 N2 W4 W6 S6 W4 W9 N44 \$					
FUS=[YR=2025;ORIG=100,0] E46 S9 W14 S4 E4 S10 W13 S1 W22 N1 W1 N23 \$					
FGR=[YR=2025;ORIG=0,80] E23 N42 W4 S6 W6 W4 S4 W9 S32 \$					
FSP=[YR=2025;ORIG=73,8] W24 W19 N8 E19 N6 E1 E23 S14 \$					
FOP=[YR=2025;ORIG=26,40] E26 S8 W9 W9 W8 N8 \$					
STR=[YR=2025;ORIG=132,9] E14 S4 W14 N4 \$					
FST=[YR=2025;ORIG=13,38] E6 S6 W6 N6 \$					
FST=[YR=2025;ORIG=0,44] E9 S4 W9 N4 \$					
STR=[YR=2025;ORIG=34,48] E9 S4 W9 N4 \$					