

LOT B-29
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

CHAFFIN CHRISTOPHER WILLIAM & JOHNNA
96606 COMPASS POINT DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5481-0B29-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Wall	NEW	N/A 70
Interior Wall	NEW	N/A 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 70
Frame	04	REIN CONC 30
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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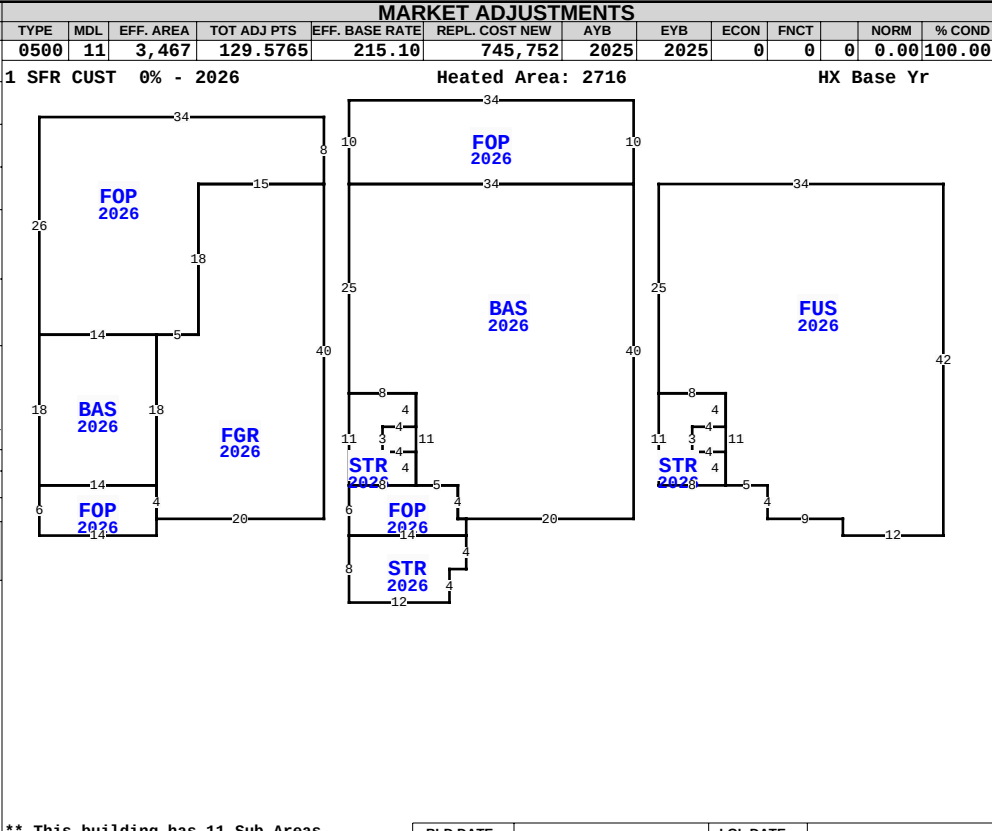
NEIGHBORHOOD/LOC	4024.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100	2026	252	54,205
BAS	1,220	100	2026	1,220	262,422
FGR	710	55	2026	390	83,889
FOP	80	30	2026	24	5,162
FOP	84	30	2026	25	5,378
FOP	340	30	2026	102	21,940
FOP	614	30	2026	184	39,578
FUS	1,244	100	2026	1,244	267,584
STR	76	10	2026	8	1,721
STR	76	10	2026	8	1,721
TOTALS	4,800			3,467	745,752

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2026	2025	100	10,200	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025	100	2,000	

LAND DESCRIPTION			TOTAL OB/XF 12,200													
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	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	120,000.00



96606 COMPASS POINT DR, FERNANDINA BEACH
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE	745,752			
TOTAL MARKET OB/XF VALUE	12,200			
TOTAL LAND VALUE - MARKET	120,000			
TOTAL MARKET VALUE	877,952			
SOH/AGL Deduction	0			
ASSESSED VALUE	877,952			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	877,952			
TOTAL JUST VALUE	877,952			
NCON VALUE	757,952			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	120,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250009936	C0	531,641	09/04/2025
B240006875	H2715 G718 P1114	531,641	06/10/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2876/1451	6/17/2026	SW	Q	I	01
GRANTOR: W R HOWELL COMPANY					
GRANTEE: CHAFFIN CHRISTOPHER					
2690/687	1/19/2024	SW	U	V	37
GRANTOR: ARTISAN HOMES II LLC					
GRANTEE: W R HOWELL COMPANY					

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=2026;ORIG=10,10]	E34 S8 W15 S18 W5 W14 N26 \$	
BAS=[YR=2026;ORIG=10,36]	E14 S18 W14 N18 \$	
FOP=[YR=2026;ORIG=10,54]	E14 S4 S2 W14 N6 \$	
FGR=[YR=2026;ORIG=29,18]	E15 S40 W20 N4 N18 E5 N18 \$	
FOP=[YR=2026;ORIG=47,8]	E34 S10 W34 N10 \$	
BAS=[YR=2026;ORIG=47,18]	E34 S40 W20 W1 N4 W5 N11 W8 N25 \$	
FOP=[YR=2026;ORIG=47,54]	E8 E5 S4 E1 S2 W14 N6 \$	
STR=[YR=2026;ORIG=47,60]	E14 S4 W2 S4 W12 N8 \$	
FUS=[YR=2026;ORIG=84,18]	E34 S42 W12 N2 W9 N4 W5 N11 W8 N25 \$	
STR=[YR=2026;ORIG=84,43]	E8 S4 W4 S3 E4 S4 W8 N11 \$	
STR=[YR=2026;ORIG=47,43]	E8 S4 W4 S3 E4 S4 W8 N11 \$	