

LOT B-33
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

GILLEY PATRICIA B L/E/
96582 COMPASS POINT DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5481-0B33-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1											
Exterior Wall	31	HARDIE BRD 70	0500	11	3,654	128.0664	212.59	776,804	2024	2024	0	0	0	0.15	99.85	VALUATION BY											
Exterior Wall	17	CB STUCCO 30	1 SFR CUST 100% - 2026													STANDARD											
Roof Structure	03	GABLE/HIP 100	Heated Area: 2843													Tax Group: 4											
Roof Cover	14	STAND SEAM 100	HX Base Yr 2026													Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE											
Interior Floor	13	LVT/LAMNT 90														TOTAL MARKET OB/XF VALUE											
Interior Floor	11	CLAY TILE 10														TOTAL LAND VALUE - MARKET											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction											
Bedrooms	4	100														ASSESSED VALUE											
Bathrooms	3	100														TOTAL EXEMPTION VALUE											
Frame	02	WOOD FRAME 70														HX HB WX											
Frame	03	MASONRY 30														BASE TAXABLE VALUE											
Stories	3.	3. 100														TOTAL JUST VALUE											
Units	00	NONE 100														NCON VALUE											
Occupancy	00	NONE 100														INCOME VALUE											
Quality	04	Quality Level 04														PREVIOUS YEAR MKT VALUE											
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	110	100	2025	110	23,350																						
FGR	761	55	2025	419	88,941																						
FOP	104	30	2025	31	6,580																						
FOP	609	30	2025	183	38,846																						
FSP	140	40	2025	56	11,887																						
FSP	166	40	2025	66	14,010																						
FST	25	55	2025	14	2,972																						
FUS	1,345	100	2025	1,345	285,505																						
FUS	1,388	100	2025	1,388	294,632																						
STR	56	10	2025	6	1,274																						
TOTALS	4,850			3,654	775,639																						
EXTRA FEATURES						96582 COMPASS POINT DR, FERNANDINA BEACH																					
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	100	0	0	1.00	UT	20,400.00	20,400.00	100	2025	2024		100	20,400											
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000											