

LEE JARYN E
96570 COMPASS POINT DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5481-0B35-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 70

Exterior Wall17CB STUCCO 30

Roof Structur03GABLE/HIP 100

Roof Cover14STAND SEAM 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 90

Interior Floo11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms4100

Frame02WOOD FRAME 70

Frame03MASONRY 30

Stories3.3.100

Units0100

Occupancy00NONE 100

QUALITY04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOODLOC4024.100

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

FGR44055202524253,487

FOP96302025296,409

FOP111302025337,294

FOP144302025439,504

FOP2003020256013,261

FST30552025163,537

FUS1,22810020251,228271,410

FUS1,66110020251,661367,111

PTO60520253663

STR441020254884

TOTALS4,2043,338737,758

** This building has 13 Sub-Areas

BLD DATE

XE DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025MLU

EXTRA FEATURES

96570 COMPASS POINT DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% CONDTOT ADJUNIT PRICELND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CRES MARSH0PUD0.000.001.00LT1.001.001.00120,000.00120,000.00120,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYB

0500113,338133.3411221.35738,8662024

HX Base Yr

HEATED AREA: 2889

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE737,758

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET120,000

TOTAL MARKET VALUE857,758

SOH/AGL Deduction0

ASSESSED VALUE857,758

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE857,758

TOTAL JUST VALUE857,758

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE834,010

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CD SALE PRICE

2782/9814/11/2025WDQI011,030,000

GRANTOR:NEW ATLANTIC BUILDERS

GRANTEE:LEE JARYN E

2477/01386/30/2021SWQVI01115,000

GRANTOR:O B ISLAND HOMES LLC

GRANTEE:NEW ATLANTIC BUILDERS

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=-63,22] E11 N3 E5 N5 E20 N43 W16 W20 S40 S11 \$

FUS=[YR=2025;ORIG=-10,-19] E16 N9 E20 S35 W20 S7 W16 N33 \$

FGR=[YR=2025;ORIG=-100,0] S22 E20 N15 N7 W6 W14 \$

FOP=[YR=2025;ORIG=-63,-39] E20 S4 S6 W20 N10 \$

FOP=[YR=2025;ORIG=-10,-28] E16 S9 W16 N9 \$

FOP=[YR=2025;ORIG=-63,22] E11 N3 E5 S9 W6 W10 N6 \$

FOP=[YR=2025;ORIG=-10,14] E16 S6 W16 N6 \$

STR=[YR=2025;ORIG=-67,11] E4 S11 S6 S1 W4 N18 \$

STR=[YR=2025;ORIG=-100,-5] E14 S5 W14 N5 \$

PTO=[YR=2025;ORIG=-80,-8] E4 S15 W4 N7 N5 N3 \$

STR=[YR=2025;ORIG=-53,28] E6 S8 W6 N8 \$

REVIEW DATE09/10/2024BYDJTotal Acres: 0.00Total Land Value: 120,000Market: 0Agricultural: 0Common: 120,000PRINTED 07/09/2026 BY SYS