

LOT B-39
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

KENNER PATRICIA Y & RICHARD
96557 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5481-0B39-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 66
Exterior Wall	17	CB STUCCO 34
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	135	100	2024	135	34,459
DCK	50	10	2024	5	1,276
FGR	809	55	2024	445	113,586
FOP	161	30	2024	48	12,252
FOP	180	30	2024	54	13,783
FOP	360	30	2024	108	27,567
FST	30	55	2024	16	4,084
FST	30	55	2024	16	4,084
FUS	691	100	2024	691	176,376
FUS	1,190	100	2024	1,190	303,745
TOTALS	4,183			2,775	708,314

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0501	FP-AVERAGE	1	100	0	0	1.00	UT	5,000.00
2	0409	ELEVATOR R	1	100	0	0	1.00	UT	10,200.00

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	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,775	154.8012	256.97	713,092	2023	2023	0	0
1 SFR CUST 100% - 2024									
Heated Area: 2016									
HX Base Yr 2024									
** This building has 16 Sub-Areas									
96557 BAY VIEW DR, FERNANDINA BEACH									

TOTAL OB/XF									
15,150									
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025 MLU			

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					708,314				
TOTAL MARKET OB/XF VALUE					15,150				
TOTAL LAND VALUE - MARKET					120,000				
TOTAL MARKET VALUE					843,464				
SOH/AGL Deduction					494,551				
ASSESSED VALUE					348,913				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					297,502				
TOTAL JUST VALUE					843,464				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					823,393				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/02/2023
B2109525	NEW CONSTR	332,333	07/20/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2679/35	11/06/2023	WD	Q	I	02	880,000	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: KENNER PATRICIA Y &							
2477/0245	6/25/2021	SW	Q	V	01	115,000	
GRANTOR: O B ISLAND HOMES LLC							
GRANTEE: NEW ATLANTIC BUILDERS							

BUILDING NOTES									
BUILDING DIMENSIONS									
FUS=[YR=2024;ORIG=100,-2] W15 S12 W15 D23R0.1 S10.1 D3.11L0.1 E8 N6 E14 N5 E5 N6 E5 N9 N12 W2 N12 \$									
FGR=[YR=2024;ORIG=60,10] W2 W30 S32 E22 N5 W1 N15 E11 N12 \$									
FUS=[YR=2024;ORIG=137,0] W17 S12 E2 S12 W2 S11 E17 N5 N6 E5 N6 W5 N3 E10 N9 W10 N6 \$									
FOP=[YR=2024;ORIG=58,-2] W30 S12 E30 N12 \$									
UAT=[YR=2024;ORIG=115,0] S35 E5 N11 E2 N12 W2 N12 W5 \$									
FOP=[YR=2024;ORIG=70,-2] E15 S12 W15 N12 \$									
FOP=[YR=2024;ORIG=92,36] E5 E2 S11 W2 W4 W15 N6 E14 N5 \$									
BAS=[YR=2024;ORIG=60,22] W11 S15 E1 E5 N6 E5 N9 \$									
UOP=[YR=2024;ORIG=28,42] E22 S6 W22 N6 \$									
STR=[YR=2024;ORIG=93,47] E4 S15 W5 N4 E1 N11 \$									