

LOT B-40
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

NEW ATLANTIC BUILDERS INC
5875 MINING TER STE 205
JACKSONVILLE, FL 32257

2026

46-3N-28-5481-0B40-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 67
Exterior Wall	17	CB STUCCO 33
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	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	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 67
Frame	03	MASONRY 33
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 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	176	100	2025	176	38,668
FGR	862	55	2025	474	104,141
FOP	132	30	2025	40	8,788
FOP	194	30	2025	58	12,743
FOP	320	30	2025	96	21,092
FSP	150	40	2025	60	13,183
FUS	1,044	100	2025	1,044	229,373
FUS	1,256	100	2025	1,256	275,950
STR	43	10	2025	4	879
STR	68	10	2025	7	1,538
TOTALS	4,245			3,215	706,354

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0409	ELEVATOR R	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
							1.00	UT	10,200.00	10,200.00	100	2025	2024		100	10,200	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C
		RES MARSH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,215	132.5760	220.08	707,557	2024	2024	0	0	0.17	99.83
1 SFR CUST 0% - 2025											
Heated Area: 2476											
HX Base Yr											

96561 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
10,200											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			706,354
TOTAL MARKET OB/XF VALUE			10,200
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			836,554
SOH/AGL Deduction			0
ASSESSED VALUE			836,554
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			836,554
TOTAL JUST VALUE			836,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			813,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250000147	NEW SFR MODEL HOM	499,132	01/07/2025
22017048	NEW CONSTR	499,132	11/16/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2477/0107	6/30/2021	SW	Q	V	01
GRANTOR: O B ISLAND HOMES LLC					
GRANTEE: NEW ATLANTIC BUILDE					

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=2025;ORIG=-50,0] W32 S34 E22 N5 W1 N16 E11 N13 \$		
BAS=[YR=2025;ORIG=-61,13] E11 S16 W10 W1 N16 \$		
FOP=[YR=2025;ORIG=-82,34] E22 S6 W22 N6 \$		
FOP=[YR=2025;ORIG=-82,-10] E32 S10 W32 N10 \$		
FUS=[YR=2025;ORIG=-40,0] E15 N10 E17 S31 S8 W10 S5 W14 S6 W8 N40 \$		
FSP=[YR=2025;ORIG=-40,-10] E15 S10 W15 N10 \$		
STR=[YR=2025;ORIG=-8,21] E5 S3 W1 S7 W4 N2 N8 \$		
FOP=[YR=2025;ORIG=-32,34] E14 N5 E10 S2 S9 W2 W4 W18 N6 \$		
STR=[YR=2025;ORIG=-14,40] E4 S15 W6 N4 E2 N11 \$		
FUS=[YR=2025;ORIG=5,0] E32 S15 W9 S4 E7 S4 E2 S11 W32 N34 \$		