LOTS 4 & 5
IN OR 1689/574 & OR 1890/1264
OYSTER BAY #3 PB 5/397

JOHNSON T L & ELIZABETH W
1417 SADLER ROAD #330
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5482-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

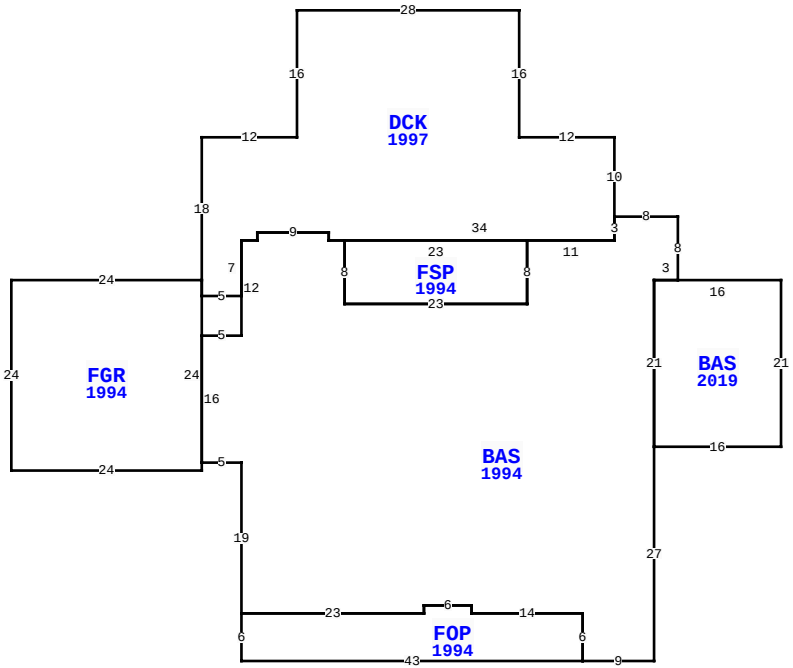
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	1994	2,436	373,536
BAS	336	100	2019	336	51,522
DCK	1,150	10	1997	115	17,634
FGR	576	55	1994	317	48,609
FOP	264	30	1994	79	12,114
FSP	184	40	1994	74	11,348
TOTALS	4,946			3,357	514,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,357	108.6750	180.40	605,603	1994	1994	0	0	0	15.00	85.00

1 SFR CUST 100% - 1995 Heated Area: 2772 HX Base Yr 1995



96011 BAY VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		514,763
TOTAL MARKET OB/XF VALUE		6,600
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,171,363
SOH/AGL Deduction		560,061
ASSESSED VALUE		611,302
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		559,891
TOTAL JUST VALUE		1,171,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,192,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706478	REPAIR/RRF	9,901	10/01/2017
B1428352	ADDITION	37,057	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0574	7/19/2010	WD	U	I	11	100
GRANTOR: JOHNSON ELIZABETH W T						
GRANTEE: JOHNSON T L & ELIZA						
0706/0553	6/06/1994	WD	Q	V		75,000
GRANTOR: NATIVE WOODLAND PROPE						
GRANTEE: JOHNSON ELIZABETH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W8 DCK=[YR=1997] N10 W12 N16 W28 S16 W12 S18 FGR=[YR=1994] W24 S24 E24 N24$ S2 E5 N7 E2 N1E9 S1 E2 FSP=[YR=1994] S8 E23 N8 W23$ E34 N3$ S3 W11 S8 W23 N8 W2 N1 W9 S1 W2 S12 W5 S16 E5 S19 FOP=[YR=1994] S6 E43 N6 W14 N1 W6 S1 W23$ E23 N1 E6 S1 E14 S6 E9 N27 BAS=[YR=2019] E16 N21 W16 S21$ N21 E3 N8$.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
3	0300	BOAT DCK W	0	100	0	0	510.00	SF	40.00	40.00	100	1995	1995	3	20	4,080	

LAND DESCRIPTION

TOTAL OB/XF 6,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							
2	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/09/2026 BY SYS