LOT 7
OYSTER BAY #3 PB 5/397

FREYMAN FAMILY TRUST/FREYMAN MARK R TRUSTEE
96081 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5482-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

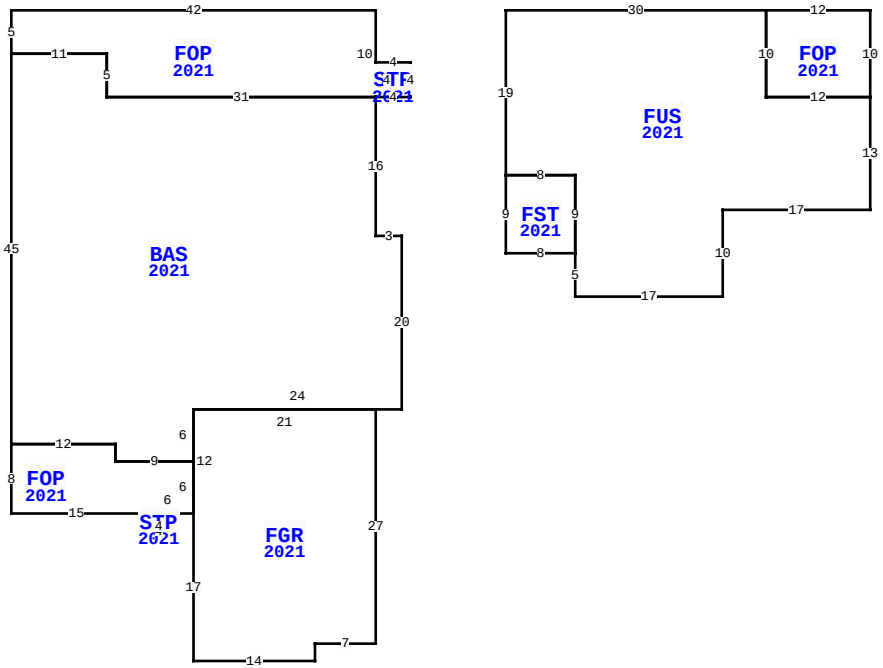
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	2021	1,729	384,518
FGR	595	55	2021	327	72,723
FOP	120	30	2021	36	8,006
FOP	150	30	2021	45	10,008
FOP	365	30	2021	110	24,463
FST	72	55	2021	40	8,896
FUS	984	100	2021	984	218,835
STP	8	10	2021	1	223
STP	16	10	2021	2	445
TOTALS	4,039			3,274	728,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,274	136.0128	225.78	739,204	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 2713 HX Base Yr 2022



96081 BAY VIEW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		728,116
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		1,053,116
SOH/AGL Deduction		216,727
ASSESSED VALUE		836,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		784,978
TOTAL JUST VALUE		1,053,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,041,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104992	CO ISSUED	0	11/17/2021
B2104992	NEW CONSTR	382,556	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1949	6/11/2024	WD	U	I	11	100
GRANTOR: FREYMAN TONYA K & MAR						
GRANTEE: FREYMAN FAMILY TRUS						
2384/1003	7/23/2020	WD	Q	V	01	185,000
GRANTOR: CAGGIANO JOHN J						
GRANTEE: FREYMAN TONYA K & M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W42 S5 BAS=[YR=2021] S45 FOP=[YR=2021] S8 E15 STP=[YR=2021] S2 E4 N2 W4$ E6 FGR=[YR=2021] S17 E14 N2 E7 N27 W21 S12$ N6 W9 N2 W12$ E12 S2 E9 N6 E24 N20 W3 N16 W31 N5 W11$ E11 S5 E31 STP=[YR=2021] E4 N4 W4 S4$ N10$ PTR= E15 FUS=[YR=2021] E30 FOP=[YR=2021] E12 S10 W12 N10$ S10 E12 S13 W17 S10W17 N5 FST=[YR=2021] W8 N9 E8 S9$ N9 W8 N19$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS