

LOT 8
OYSTER BAY #3 PB 5/397

LOUGH RODGER & FABIOLA 2015 TRUST/LOUGH RODGER B T
PO BOX 16002
FERNANDINA BEACH, FL 32035

2026

46-3N-28-5482-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,174	100	1996	2,174	418,632
FGR	696	55	1996	383	73,751
FOP	89	30	1996	27	5,199
FOP	124	30	1996	37	7,125
FOP	156	30	1996	47	9,050
FOP	178	30	1996	53	10,206
FUS	276	100	1996	276	53,148
FUS	1,309	100	1996	1,309	252,065

TOTALS	5,002			4,306	829,176
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	1121	CB 4"	0	0	0	0	20.00	SF	5.00
4	0911	SCRN RM A	0	0	24	28	672.00	SF	18.00
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0500	11	4,306	135.6749	225.22	969,797	1996	1996	0	0	14.50	85.50												
1 SFR CUST 0% - 2026				Heated Area: 3759				HX Base Yr															
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

96101 BAY VIEW DR, FERNANDINA BEACH											
TOTAL OB/XF 4,007											

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	0		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					829,176				
TOTAL MARKET OB/XF VALUE					4,007				
TOTAL LAND VALUE - MARKET					325,000				
TOTAL MARKET VALUE					1,158,183				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,158,183				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,158,183				
TOTAL JUST VALUE					1,158,183				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,140,621				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705586	H/AC	0	09/01/2017
R1514476	REPAIR/RRF	9,000	06/22/2015
963195	XFOB	5,856	08/01/1996
9602578	NEW CONSTR	200,000	03/04/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2511/1343	11/03/2021	WD	U	I	11	100			
GRANTOR: WIDNES BRUCE ALLEN &									
GRANTEE: BAYVIEW977 LLC ET A									
2511/1345	11/01/2021	QC	U	I	11	100			
GRANTOR: BAYVIEW977 LLC ET AL									
GRANTEE: LOUGH RODGER & FABI									

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1996] W19 BAS=[YR=1996] N5 U3 L3 W6 N2 U3 L3 W13 FOP=[YR=1996] W27 D3 R3 S4 E21 N4 U3 R3 \$ D3 L3 S4 W21 N4 U3 L3 W8 D3 L3 S4 S5 D3 R3 E8 U3 R3 N1 FOP=[YR=1996] E22 N7 W1 N2 W12 S2 W9 S7 \$ N7 E9 N2 E12 S2 E9 N1 E10 N26 E9 \$ W9 S24 E10 S3 E8 N3 E10 N24 \$ PTR= S50 W10 FUS=[YR=1996] W6 N2 W6 S24 E12 N22\$ E10 N50 PTR= E20 FOP=[YR=1996] N4 U3 R3 E8 D3 R3 S4 FUS=[YR=1996] S12 E21 N12 FOP=[YR=1996] N4 U3 R3 E13 D3 R3 S4 W19 \$ E19 S32 W10 S1 W9 N2 W12 N11 W9 S8 W14 N28 E14 \$W14 \$W20\$.									