

LOT 9
OYSTER BAY #3 PB 5/397

STILES FAMILY LIVING TRUST/STILES GLENN SCOTT CO T
96127 BAY VIEW DR
FERNANDINA BEACH, FL 32034-6175

2026

46-3N-28-5482-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																						
Exterior Wall	14	WD SHINGLE 50		0500	11	5,483	156.2484	259.37	1,422,126	2008	2008	0	0	0	8.50	91.50	VALUATION BY		STANDARD																																																				
Exterior Wall	17	CB STUCCO 50		1 SFR CUST 100% - 2014										Heated Area: 4299										HX Base Yr 2014																																															
Roof Structure	08	IRREGULAR 100																BUILDING MARKET VALUE		1,301,245																																																			
Roof Cover	13	STAND SEAM 100																TOTAL MARKET OB/XF VALUE		13,350																																																			
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET		225,000																																																			
Interior Floor	12	HARDWOOD 80																TOTAL MARKET VALUE		1,539,595																																																			
Interior Floor	11	CLAY TILE 20																SOH/AGL Deduction		671,603																																																			
Air Condition	03	CENTRAL 100																ASSESSED VALUE		867,992																																																			
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		51,411																																																			
Bedrooms	5	100																BASE TAXABLE VALUE		816,581																																																			
Bathrooms	4	100																TOTAL JUST VALUE		1,539,595																																																			
																		NCON VALUE		0																																																			
Frame	02	WOOD FRAME 100																INCOME VALUE																																																					
Stories	2.	100																PREVIOUS YEAR MKT VALUE		1,501,544																																																			
Units	0	100																																																																					
Occupancy	00	NONE 100																																																																					
Quality	04	Quality Level 04																																																																					
DOR CODE	0100	SINGLE FAMILY																																																																					
MAP NUM		MKT AREA																																																																					
NEIGHBORHOOD/LOC		4024.00																																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR																																											TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,198	100	2008	1,198	284,313																																																																		
FGR	1,034	55	2008	569	135,038																																																																		
FOP	217	30	2008	65	15,426																																																																		
FOP	270	30	2008	81	19,223																																																																		
FOP	272	30	2008	82	19,460																																																																		
FOP	272	30	2008	82	19,460																																																																		
FST	25	55	2008	14	3,322																																																																		
FST	320	55	2008	176	41,769																																																																		
FUS	3,101	100	2008	3,101	735,940																																																																		
STR	207	10	2008	21	4,984																																																																		
TOTALS	7,126			5,483	1,301,245																																																																		
EXTRA FEATURES																																																96127 BAY VIEW DR, FERNANDINA BEACH																							
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																																								
1	0409	ELEVATOR R	0	100	0															0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200																																									
2	0500	FP-PRE FAB	0	100	0															0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150																																									