

LOT 10
IN OR 2126/177
OYSTER BAY #4 PB 6/24

MATTES CRAIG E/MIGNELLA PATRICIA A
96145 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5483-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100

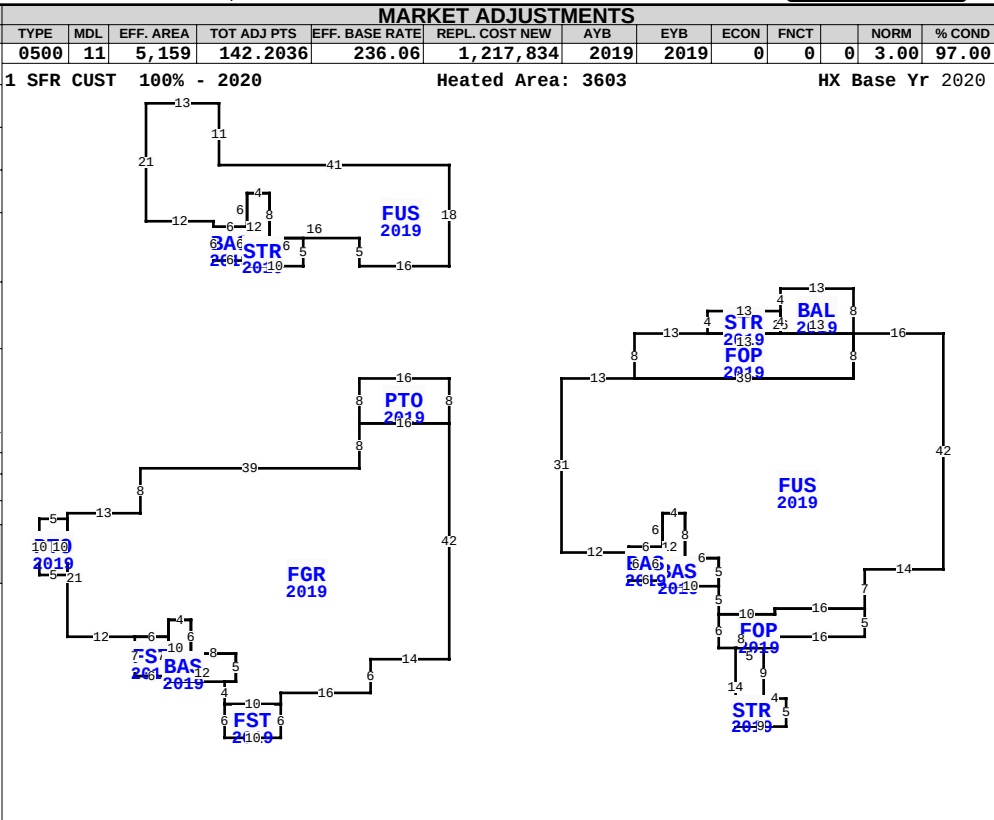
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	104	15	2019	16	3,664
BAS	36	100	2019	36	8,243
BAS	36	100	2019	36	8,243
BAS	82	100	2019	82	18,776
BAS	84	100	2019	84	19,234
FGR	2,396	55	2019	1,318	301,793
FOP	140	30	2019	42	9,618
FOP	312	30	2019	94	21,524
FST	42	55	2019	23	5,266
FST	60	55	2019	33	7,556
TOTALS	7,059			5,159	181,299

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2019	2019	3	98	3,430

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00



** This building has 17 Sub-Areas

96145 BAY VIEW DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,181,299	
TOTAL MARKET OB/XF VALUE		3,430	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		1,409,729	
SOH/AGL Deduction		453,304	
ASSESSED VALUE		956,425	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		905,014	
TOTAL JUST VALUE		1,409,729	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,375,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805484	CO ISSUED	0	07/25/2019
B1805484	NEW CONSTR	554,932	05/31/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2126/0177	6/05/2017	WD	Q	V	01
					220,000
GRANTOR: RESPESS SANDRA B					
GRANTEE: MATTES CRAIG E & PA					
1396/1677	3/17/2006	TD	Q	V	
					350,000
GRANTOR: BUNNELL D W TRUSTEE					
GRANTEE: RESPESS RICHARD C &					

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W16 S8 FGR=[YR=2019] S8 W39 S8 W13 S1
PTO=[YR=2019] W5 S10 E5 N10\$ S21 E12 FST=[YR=2019] S7 E6
BAS=[YR=2019] S1 E12 N5 W8 N6 W4 S10\$ N7 W6\$ E6 N3 E4 S6 E8
S5 W2 S4 FST=[YR=2019] S6 E10 N6 W10\$ E10 N2 E16 N6 E14 N42
W16\$ E16 N8\$ PTR= E20 FUS=[YR=2019] E13 FOP=[YR=2019] N8
E13 STR=[YR=2019] N4 E13 BAL=[YR=2019] N4 E13 S8 W13 N4\$ S4
W13\$ E26 S8 W39\$ E39 N8 E16 S42 W14 S7 FOP=[YR=2019] S5 W16
S2 W2 STR=[YR=2019] S9 E4 S5 W9 N14 E5 \$ W8 N6 E10 N1 E16\$
W16 S1 W10 N5 BAS=[YR=2019] W10 N1 BAS=[YR=2019] W6 N6 E6
S6\$ N12 E4 S8 E6 S5\$ N5 W6 N8 W4 S6 W6 S1W12 N31\$ W20\$ PTR=
N20 FUS=[YR=2019] N18 W41 N11 W13 S21 E12 S1 BAS=[YR=2019]
S6 E6 STR=[YR=2019] S1 E10 N5 W6 N8 W4 S12 \$ N6 W6\$E6 N6 E4