

GUSTAFSON FAMILY TRUST/GUSTAFSON KEITH H TRUSTEE
96205 BAY VIEW DR
FERNANDINA BEACH, FL 32034

46-3N-28-5483-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structure

1608

WD FR STUC 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type

030514120304

COMP SHNGL 100 DRYWALL 100 CARPET 60 HARDWOOD 40 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100 2.5 100 WOOD FRAME 100

Stories Units Occupancy

2.00

2. 100 0 100 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

2,489

100

1998

2,489

479,556

FGR

829

55

1998

456

87,857

FGR

912

55

2012

502

96,720

FOP

60

30

1998

18

3,468

FSP

481

40

2012

192

36,993

FST

16

55

1998

9

1,734

FST

21

55

1998

12

2,312

FST

27

55

1998

15

2,890

FUS

1,817

100

1998

1,817

350,082

TOTALS

6,652

5,510

1,061,612

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

1998

1998

3

79

2,765

2

1126

CB/STC 8"

0 100

4

8

32.00

SF

8.00

8.00

100

1998

1998

3

72

184

3

1126

CB/STC 8"

0 100

4

5

20.00

SF

8.00

8.00

100

1998

1998

3

72

115

LAND DESCRIPTION

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

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

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

225,000

REVIEW DATE

01/12/2023

BY

DJA

Total Acres:

0.00

Total Land Value:

225,000

Market:

0

Agricultural:

0

Common:

225,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

5,510

134.1780

222.74

1,227,297

1998

1998

0

0

13.50

86.50

Heated Area:

4306

HX Base Yr

2001

Diagram showing building footprint with area labels: BAS 1998, FGR 2012, FGR 1998, FSP 2012, FST 1998, FUS 1998.

NASSAU COUNTY PROPERTY

VALUATION BY

Tax Group: 4

Tax Dist:

VALUATION SUMMARY

STANDARD

1,061,612

3,064

225,000

1,289,676

632,188

657,488

51,411

606,077

1,289,676

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,304,273

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1917/1496

5/13/2014

SW

U

I

11

100

GRANTOR: GUSTAFSON KEITH H & B

GRANTEE: GUSTAFSON KEITH H &

0825/0993

3/09/1998

QC

Q

V

06

100

GRANTOR: RENN PASCAL H

GRANTEE: GUSTAFSON KEITH & B

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W24 S14FSP=[YR=2012] W12 S12 W9 S10
BAS=[YR=1998] W22 U2 L2 W8 L2 D2 W2 S34 E13 S12 E13
FOP=[YR=1998] S5 E12 N5 W12 \$ E27 N13 E9 FGR=[YR=1998] S9 E23 N40 W16 FST=[YR=1998] W4 S4 FST=[YR=1998] S5
FST=[YR=1998] W3 S9 E3 N9 \$ S2 E3 N7 W3 \$ E4 N4\$ S4 W1 S7 W3 S7 W3 S13 \$ N22 E3 N9 W12 S5 W17 N7 \$ S7 E17 N5 E4 N24 \$S24 E24 N38\$PTR= E20 FUS=[YR=1998] E26 N5 E23 S40 W23 N9 W9 S13 W17 N39 \$ W20 \$.