

LOT 13
IN OR 1230/1157
OYSTER BAY #4 PB 6/24

BRUMUND WILLIAM F & JO C
96253 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5483-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	2,420	100	2004	2,420	528,212
FGR	1,148	55	2004	631	137,728
FOP	102	30	2004	31	6,766
FOP	108	30	2004	32	6,985
FOP	210	30	2004	63	13,751
FOP	322	30	2004	97	21,172
FSP	386	40	2004	154	33,614
FST	32	55	2004	18	3,929
FST	66	55	2004	36	7,858
FUS	3,273	100	2004	3,273	714,396
TOTALS	8,251			6,773	1,478,339

** This building has 11 Sub-Areas

96253 BAY VIEW DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	6,020	
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000	

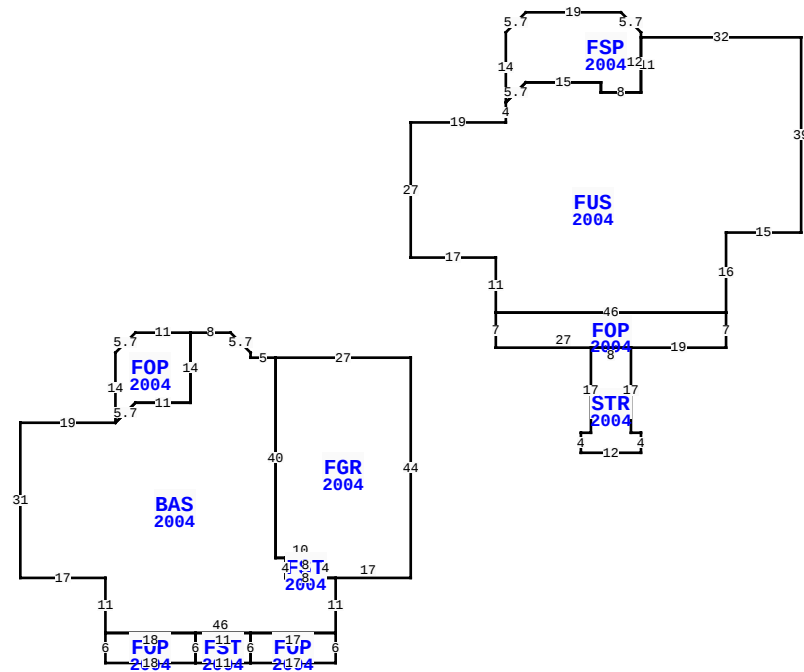
TOTAL OB/XF 16,020

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/01/2023 BY CD 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 6,773 146.7180 243.55 1,649,564 2004 2004 0 0 0 10.38 89.62
1 SFR CUST 100% - 2005 Heated Area: 5693 HX Base Yr 2005



NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,478,339
TOTAL MARKET OB/XF VALUE		16,020
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,719,359
SOH/AGL Deduction		767,740
ASSESSED VALUE		951,619
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		900,208
TOTAL JUST VALUE		1,719,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,681,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M200014	H/AC	0	01/02/2020
M180765	H/AC	0	01/23/2018
E22574	ELEC OTHER	0	04/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1230/1157	5/14/2004	WD	Q	V	01
GRANTOR: BRUMUND JO C					
GRANTEE: BRUMUND WILLIAM F &					
1052/0574	4/26/2002	WD	Q	V	
GRANTOR: NATIVE WOODLAND PROPE					
GRANTEE: BRUMUND JO C					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2004] W27 BAS=[YR=2004] W5 N1 U4 L4 W8					
FOP=[YR=2004] W11 D4 L4 S14 U4 R4 E11 N14 \$ S14 W11 D4					
L4 W19 S31 E17 S11 FOP=[YR=2004] S6 E18 FST=[YR=2004] E11					
FOP=[YR=2004] E17 N6 W17 S6 \$ N6 W11 S6 \$ N6 W18 \$ E46 N11					
W2 FST=[YR=2004] N4 W8 S4 E8\$ W8 N4 W2 N40\$ S40 E10 S4 E17					
N44\$ PTR= N20 FUS=[YR=2004] N27 E19 N4 FSP=[YR=2004] N14 U4					
R4 E19 D4 R4 S12 W8 N2 W15 D4 L4 \$ U4 R4 E15 S2 E8 N11					
E32 S39 W15 S16 FOP=[YR=2004] S7 W19 STR=[YR=2004] S17 E2 S4					
W12 N4 E2 N17 E8\$ W27 N7 E46\$ W46 N11 W17\$ S20\$.					