



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 80
Interior Floo	14	CARPET 20
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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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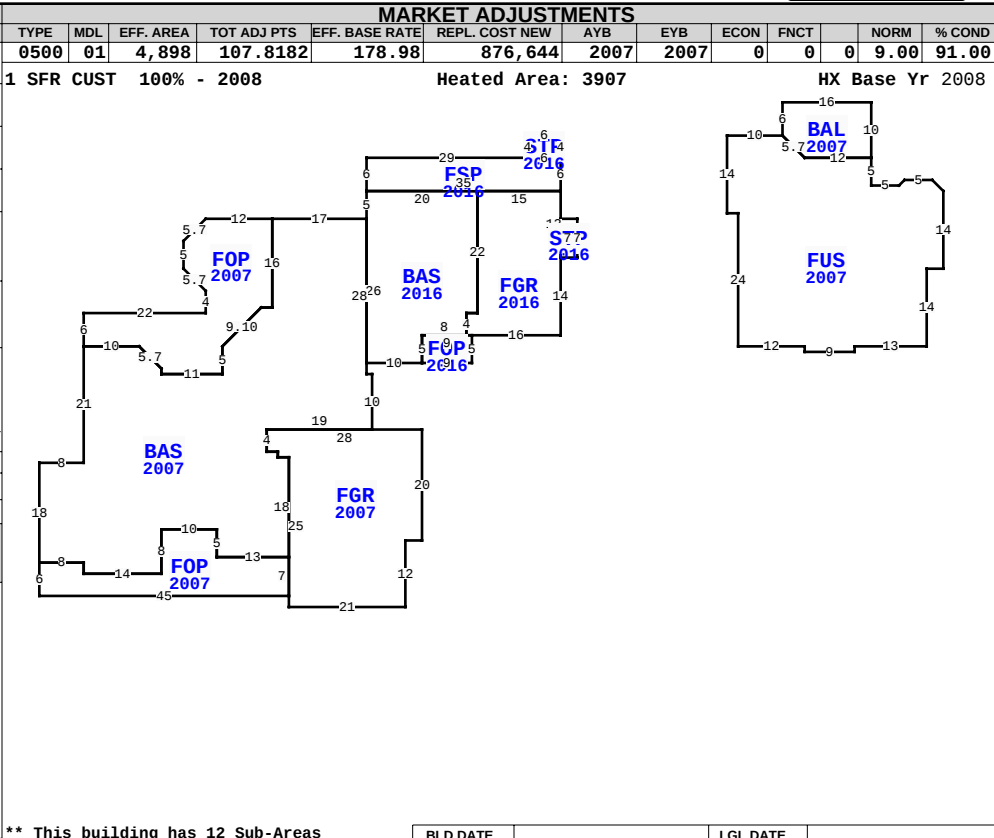
NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	152	15	2007	23	3,746
BAS	2,111	100	2007	2,111	343,823
BAS	562	100	2016	562	91,534
FGR	750	55	2007	412	67,103
FGR	398	55	2016	219	35,669
FOP	315	30	2007	94	15,310
FOP	469	30	2007	141	22,965
FOP	45	30	2016	14	2,280
FSP	210	40	2016	84	13,681
FUS	1,234	100	2007	1,234	200,984
TOTALS	6,291			4,898	797,746

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	2007	2007	3	89	3,115	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	1,200	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	
4	0911	SCRN RM A	0	100	0	0	693.00	SF	18.00	18.00	100	2007	2007	3	24	2,994	
8	1126	CB/STC 8"	0	100	0	0	233.00	SF	8.00	8.00	100	2007	2007	3	86	1,603	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C



96251 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
63,272		

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		797,746
TOTAL MARKET OB/XF VALUE		63,272
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,086,018
SOH/AGL Deduction		346,052
ASSESSED VALUE		739,966
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		683,555
TOTAL JUST VALUE		1,086,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,035,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106202	ROOF	44,183	05/14/2021
B2100292	GARAGE DOOR	7,675	01/13/2021
B1531259	ADDITION	200,000	10/01/2015
B20620	SCRN ENCLOSURE	11,492	10/01/2007
M12904	MECH OTHER	0	05/01/2007
C19283	CO ISSUED	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0925	7/28/2021	WD U	I	11		100
GRANTOR: HARVEY LARRY A & NANC						
GRANTEE: HARVEY LARRY & NANC						
1353/1688	9/28/2005	WD Q	V			345,000
GRANTOR: SALT MARSH ERNEST O II						
GRANTEE: HARVEY LARRY A & NA						

BUILDING NOTES		

BUILDING DIMENSIONS		
STP=[YR=2016]	W6 S4 FSP=[YR=2016]	W29 S6 BAS=[YR=2016]
S5	BAS=[YR=2007]	W17 FOP=[YR=2007]
W12	D4 L4	S5 D4 R4 S4
W22	S6 E10 D4 R4	S1 E11 N5 U7 R7
E2	N16 \$ S16 W2	D7 L7
S5	W11 N1 U4 L4	W10 S21 W8 S18 FOP=[YR=2007]
S6	E45	FGR=[YR=2007]
S2	E21 N12 E3 N20 W28 S4 E2 S1 E2S25	\$ N7 W13
N5	W10 S8 W14 N2 W8 \$ E8 S2 E14 N8 E10 S5 E13 N18 W2 N1 W2 N4	
E19	N10 W1 N28\$ S26 E10 FOP=[YR=2016]	E9 N5 FGR=[YR=2016]
E16	N14 STP=[YR=2016]	E3 N7 W3 S7\$ N12 W15 S22 W2 S4 E1\$ W9
S5\$	N5 E8 N4 E2 N22 W20\$ E35 N6 W6 \$ E6 N4\$ PTR=E30	
FUS=[YR=2007]	E10 BAL=[YR=2007]	N6 E16 S10 W12 U4 L4 \$
R4 D4	E12 S5 E5 U1 R1 E5 D2 R2	S14 W3 S14 W13 S1 W9 N1
W12	N24 W2 N14 \$ W30 \$	.