LOT 15
IN OR 1687/723
OYSTER BAY #4 PB 6/24

PIPPIN GEORGE T III & JEANETTE
96273 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5483-0015-0000

BUILDING CHARACTERISTICS

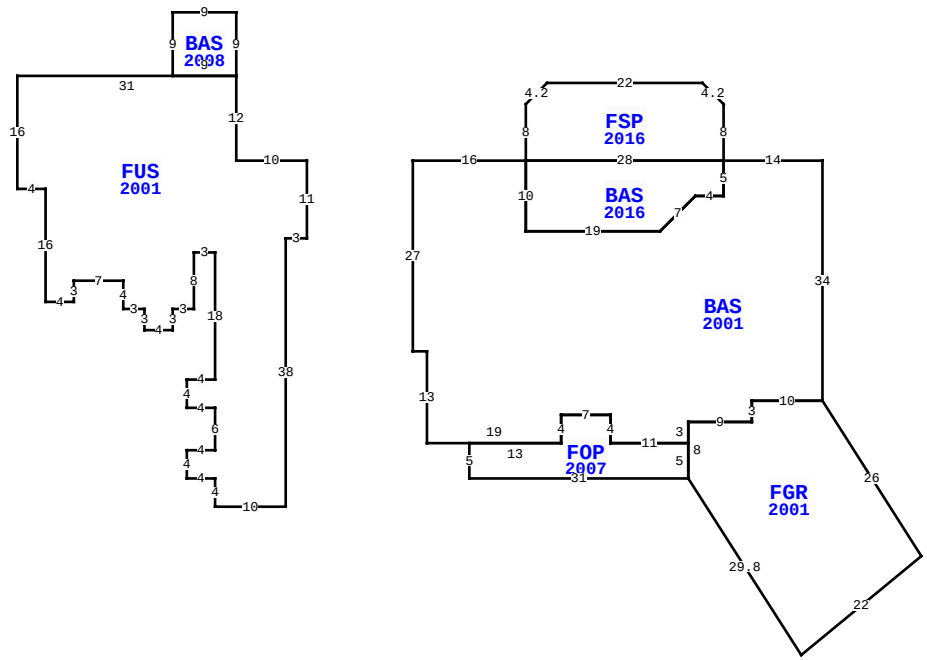
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	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	1,932	100	2001	1,932	414,380
BAS	81	100	2008	81	17,373
BAS	248	100	2016	248	53,192
FGR	688	55	2001	378	81,074
FOP	183	30	2007	55	11,796
FSP	299	40	2016	120	25,738
FUS	1,403	100	2001	1,403	300,919
TOTALS	4,834			4,217	904,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,217	146.8262	243.73	1,027,809	2001	2001	0	0	0	12.00	88.00

1 SFR CUST 100% - 2002 Heated Area: 3664 HX Base Yr 2002



96273 BAY VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		904,472
TOTAL MARKET OB/XF VALUE		3,994
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		1,133,466
SOH/AGL Deduction		480,132
ASSESSED VALUE		653,334
TOTAL EXEMPTION VALUE	VX VP HX HB	235,488
BASE TAXABLE VALUE		417,846
TOTAL JUST VALUE		1,133,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,118,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632066	REPAIR/RRF	25,000	04/01/2016
B21286	REMODEL	18,500	04/01/2008
M015103	H/AC	0	06/01/2001
B0108135	NEW CONSTR	289,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1687/0723	6/22/2010	QC	U	I	11	100
GRANTOR: PIPPIN GEORGE & JEANN						
GRANTEE: PIPPIN GEORGE T III						
1053/1576	5/03/2002	QC	Q	I	01	100
GRANTOR: PIPPIN GEORGE T III &						
GRANTEE: PIPPIN GEORGE T III						

BUILDING NOTES

EXTRA FEATURES

LN	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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
3	0820	WOOD WALK	0	100	5	30	150.00	SF	11.75	11.75	100	2004	2004	3	40	705	
4	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2004	2004	3	20	384	

BUILDING DIMENSIONS

FUS=[YR=2001] W10 N12 BAS=[YR=2008] N9 W9 S9 E9 $ W31 S16 E4 S16 E4 N3 E7 S4 E3 S3 E4 N3 E3 N8 E3 S18 W4 S4 E4 S6 W4 S4 E4 S4 E10 N38 E3 N11 $ PTR= E15 BAS=[YR=2001] E16 FSP=[YR=2016] N8 U3 R3 E22 R3 D3 S8 W28$ BAS=[YR=2016] E28 S5 W4 D5 L5 W19 N10$ S10 E19 R5 U5 E4 N5 E14 S34 FGR=[YR=2001] R14 D22 D14 L17 L16 U25 FOP=[YR=2007] W31 N5 E13 N4 E7 S4 E11 S5$ N8 E9 N3 E10$ W10 S3 W9 S3 W11 N4 W7 S4 W19 N13 W2 N27$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 3,994

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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