

LOT 17
IN OR 2871/314
(LESS & EXCEPT DRIVEWAY ESMT)

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96321 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5483-0017-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 60								0500	11	5,689	144.7116	240.22	1,366,612	2001	2001	0	0	0	12.00	88.00	VALUATION BY																
Exterior Wall	17	CB STUCCO 40								1 SFR CUST 100% - 2025										Heated Area: 4575										HX Base Yr 2025									
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										1,202,619									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										225,000									
Interior Floo	12	HARDWOOD 60																		TOTAL MARKET VALUE										1,507,825									
Interior Floo	14	CARPET 40																		SOH/AGL Deduction										129									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										1,507,696									
Heating Type	04	AIR DUCTED 100								TOTAL EXEMPTION VALUE										HX HB 51,411																			
Bedrooms	4	100								BASE TAXABLE VALUE										1,456,285																			
Bathrooms	5.5	100								TOTAL JUST VALUE										1,507,825																			
Frame	02	WOOD FRAME 100								NCON VALUE										0																			
Stories	3.	100								INCOME VALUE																													
Units	0	100								PREVIOUS YEAR MKT VALUE										1,468,058																			