



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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
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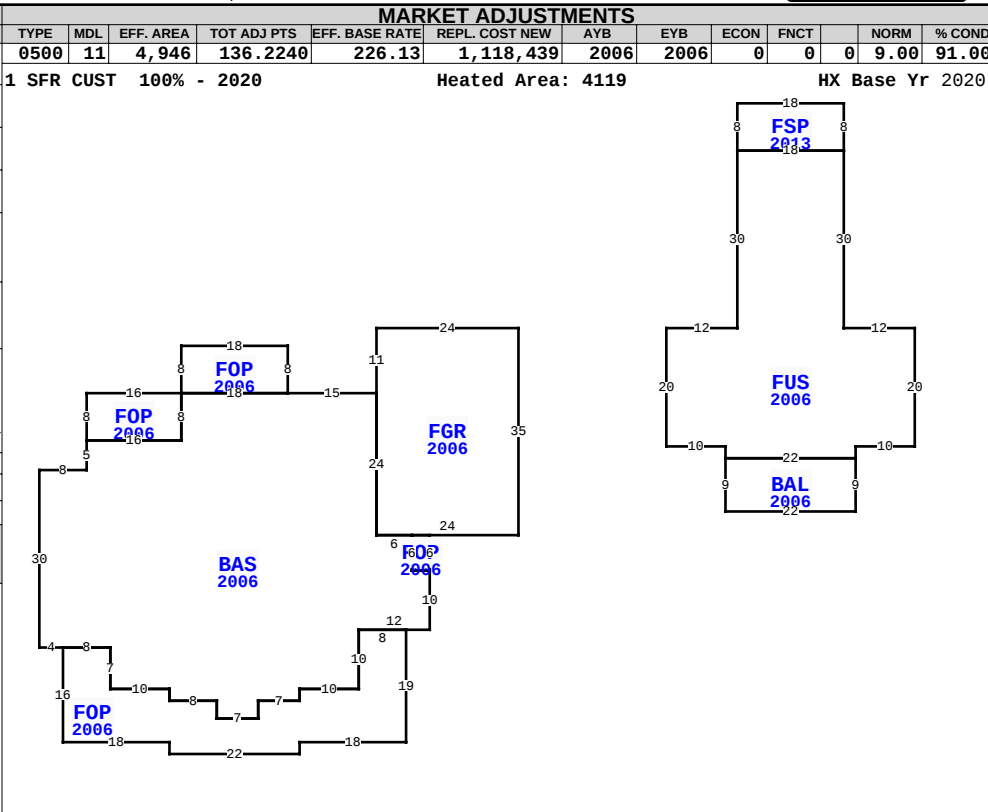
NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	198	15	2006	30	6,173
BAS	2,695	100	2006	2,695	554,572
FGR	840	55	2006	462	95,070
FOP	18	30	2006	5	1,029
FOP	128	30	2006	38	7,820
FOP	144	30	2006	43	8,849
FOP	637	30	2006	191	39,304
FSP	144	40	2013	58	11,936
FUS	1,424	100	2006	1,424	293,028

TOTALS	6,228			4,946	1,017,779
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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
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		2006	2006	3	88	1,760	
3	0911	SCRN RM A	0	100	29	33		957.00	SF 18.00		2013	2013	3	50	8,613	
4	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00		2013	2013	04	90	45,000	
6	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00		2013	2013	3	50	2,500	



96333 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,017,779	
TOTAL MARKET OB/XF VALUE		57,873	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		1,300,652	
SOH/AGL Deduction		497,690	
ASSESSED VALUE		802,962	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		751,551	
TOTAL JUST VALUE		1,300,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,264,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1909837	H/AC	0	12/01/2019
B1327341	SCRN ENCL	16,146	06/01/2013
B1327120	SWIM POOL	16,000	04/01/2013
P11099	OTHER	0	05/01/2006
C17566	CO ISSUED	706,640	04/01/2006
R09172	REPAIR/RRF	13,000	04/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2272/0719	4/26/2019	WD	Q	I	01
GRANTOR: ANSTEAD GREGORY J & S					
GRANTEE: DAVENPORT ROBERT W					
1676/1179	4/30/2010	WD	U	I	30
GRANTOR: MAIER DOUGLAS G & SAN					
GRANTEE: ANSTEAD GREGORY J &					

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BUILDING NOTES

BUILDING DIMENSIONS	
FGR=[YR=2006] W24 S11 BAS=[YR=2006] W15 FOP=[YR=2006] N8 W18 S8 E18 \$ W18 FOP=[YR=2006] W16 S8 E16 N8 \$ S8 W16S5 W8 S30 E4 FOP=[YR=2006] S16 E18 S2 E22 N2 E18 N19 W8 S10 W10 S2 W7 S3 W7 N3 W8 N2 W10 N7 W8 \$ E8 S7 E10 S2 E8 S3 E7 N3 E7 N2 E10 N10 E12 N10 FOP=[YR=2006] N6 W3 S6 E3 \$ W3 N6 W6 N24 \$ S24 E24 N35 \$ PTR=E25 FUS=[YR=2006] E12 N30 FSP=[YR=2013] N8 E18 S8 W18 \$ E18 S30 E12 S20 W10 S2 BAL=[YR=2006] S9 W22 N9 E22 \$ W22 N2 W10 N20 \$ W25 \$.	

LAND DESCRIPTION										TOTAL OB/XF										57,873									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												