

LOT 20
IN OR 1673/1616
OYSTER BAY #4 PB 6/24

MILLER ALAN E & CARLY J
96383 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5483-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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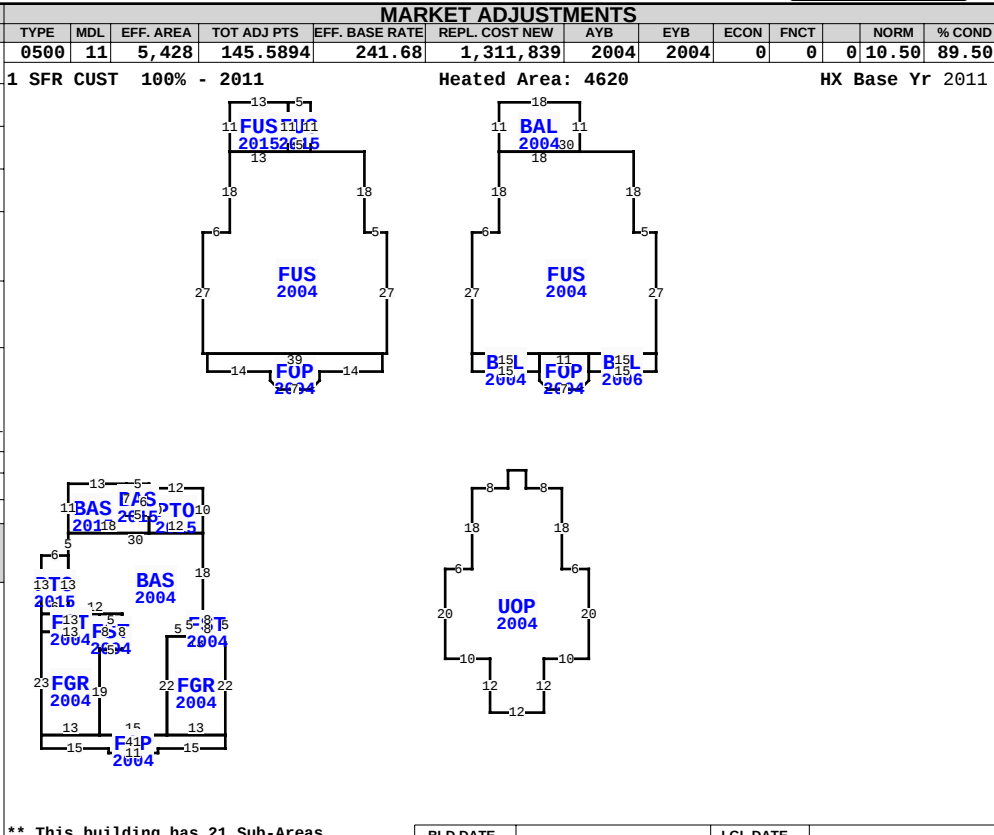
NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	2004	9	1,947
BAL	198	15	2004	30	6,489
BAL	60	15	2006	9	1,947
BAS	930	100	2004	930	201,162
BAS	35	100	2015	35	7,571
BAS	163	100	2015	163	35,258
FGR	286	55	2004	157	33,960
FGR	299	55	2004	164	35,474
FOP	84	30	2004	25	5,408
FOP	134	30	2004	40	8,652
TOTALS	7,427			5,428	174,096

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	6,020	
3	1123	CB 8"	0	100	18	0	72.00	SF	6.15	6.15	100	2004	2004	3	82	363	

LAND DESCRIPTION		
L N	USE CODE	CLS
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



96383 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			6,383
L N	USE CODE	CLS	
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	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE	1,174,096			
TOTAL MARKET OB/XF VALUE	6,383			
TOTAL LAND VALUE - MARKET	225,000			
TOTAL MARKET VALUE	1,405,479			
SOH/AGL Deduction	606,965			
ASSESSED VALUE	798,514			
TOTAL EXEMPTION VALUE	51,411			HX HB
BASE TAXABLE VALUE	747,103			
TOTAL JUST VALUE	1,405,479			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,366,623			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528617	CLOSEFOP	0	01/01/2015
006990	NEW CONSTR	250,000	03/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1673/1616	4/02/2010	WD U	I	12	650,000
GRANTOR: BRANCH BANKING & TRUS					
GRANTEE: MILLER ALAN E & CAR					
1634/1022	8/11/2009	CT U	I	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: BRANCH BANKING & TR					

BUILDING NOTES		
PTO=[YR=2015] W12 BAS=[YR=2015] N1 W5 BAS=[YR=2015] W13 S11 BAS=[YR=2004] S5 PTO=[YR=2015] W6 S13 FST=[YR=2004] S4 FGR=[YR=2004] S23 FOP=[YR=2004] S3 E15 S1 E11 N1 E15 N3 FGR=[YR=2004] N22 FST=[YR=2004] N5 W8 S5 E8\$ W13 S22 E13\$ W41\$ E13 N19 FST=[YR=2004] E5 N8 W5 S8\$ N4 W13\$ E13 N4 W13\$ E6 N13\$ S13 E12 S8 W5 S19 E15 N22 E5 N5 E3 N18 W30\$ E18 N4 W5 N7\$ S7 E5 N6\$ S10 E12 N10\$ PTR=N30 FUS=[YR=2004] N27 E6N18 FUS=[YR=2015] N11 E13 FUS=[YR=2015] E5 S11 W5 N11\$ S11 W13\$ E30 S18 E5 S27 W1 FOP=[YR=2004] S4 W14 S2 D2 L2 W7 U2 L2 N2 W14 N4 E39\$ W40\$ S30\$ PTR=E60 N30 FUS=[YR=2004] N27 E6 N18 BAL=[YR=2004] N11 E18 S11 W18\$ E30 S18 E5S27 BAL=[YR=2006] S4 W15 FOP=[YR=2004] S2 D2 L2 W7 U2 L2 N2 BAL=[YR=2004]		