LOT 29
OYSTER BAY #4 PB 6/24

**ROBINSON IVAN C & MAUREEN**
96170 BAY VIEW DR
FERNANDINA BEACH, FL 32034

**2026**

**46-3N-28-5483-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

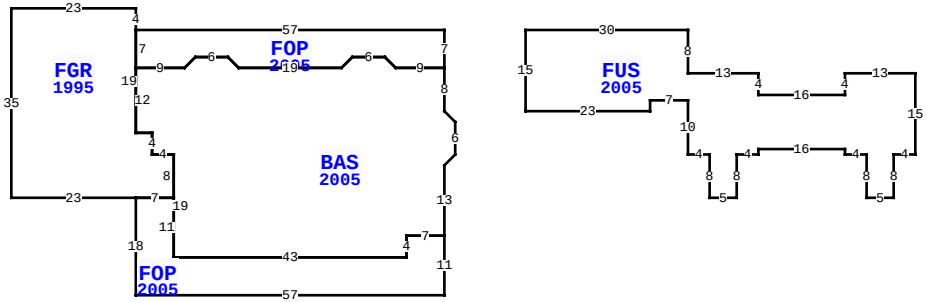
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| 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 | 1,870 | 100 | 2005 | 1,870 | 381,077 |
| FGR | 873 | 55 | 1995 | 480 | 97,817 |
| FOP | 367 | 30 | 2005 | 110 | 22,416 |
| FOP | 504 | 30 | 2005 | 151 | 30,772 |
| FUS | 1,066 | 100 | 2005 | 1,066 | 217,234 |
| TOTALS | 4,680 | | | 3,677 | 749,316 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,677 | 136.0260 | 225.80 | 830,267 | 2005 | 2005 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SFR CUST 100% - 2022 Heated Area: 2936 HX Base Yr 2022




96170 BAY VIEW DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 749,316 |
| TOTAL MARKET OB/XF VALUE | | 3,045 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 917,361 |
| SOH/AGL Deduction | | 279,449 |
| ASSESSED VALUE | | 637,912 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 586,501 |
| TOTAL JUST VALUE | | 917,361 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 890,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M0509884 | H/AC | 0 | 06/01/2005 |
| E0514930 | ELEC OTHER | 2,000 | 05/01/2005 |
| R07414 | REPAIR/RRF | 5,000 | 04/01/2005 |
| P09392 | OTHER | 0 | 04/01/2005 |
| B14892 | NEW CONSTR | 250,000 | 04/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2520/0099 | 12/09/2021 | WD | Q | I | 01 | 794,500 |
| GRANTOR: ESPIRITU ALFREDO L & | | | | | | |
| GRANTEE: ROBINSON IVAN C & M | | | | | | |
| 1246/0315 | 7/16/2004 | WD | Q | V | 05 | 110,000 |
| GRANTOR: OB ISLAND HOMES LLC | | | | | | |
| GRANTEE: ESPIRITU ALFREDO & | | | | | | |

## 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 | 2005 | 2005 | 3 | 87 | 3,045 | |

## BUILDING DIMENSIONS

FOP=[YR=2005] W57 FGR=[YR=1995] N4 W23 S35 E23
FOP=[YR=2005] S18 E57 N11 BAS=[YR=2005] N13 U2 R2 N6 L2 U2
N8 W9 L2 U2 W6 D2 L2 W19 L2 U2 W6 D2 L2 W9 S12 E3 S4
E4 S19 E43 N4 E7 $ W7 S4 W43 N11 W7 $ E7 N8 W4 N4 W3 N19 $ S7
E9 R2 U2 E6 D2 R2 E19 R2 U2 E6 D2 R2 E9 N7 $ PTR= E15
FUS=[YR=2005] E30 S8 E13 S4 E16 N4 E13 S15 W4 S8 W5 N8 W4 N1
W16 S1 W4 S8 W5 N8 W4 N10 W7 S2 W23 N15 $ W15 $ .

## LAND DESCRIPTION

TOTAL OB/XF 3,045

| 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 | 000134 | C | RES POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 165,000.00 | 165,000.00 | 165,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS