LOTS 32 & 31
IN OR 2051/570 & OR 2133/111
OYSTER BAY #4 PB 6/24

ROGERS THERON L & TARRY B
96080 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5483-0032-0000

BUILDING CHARACTERISTICS

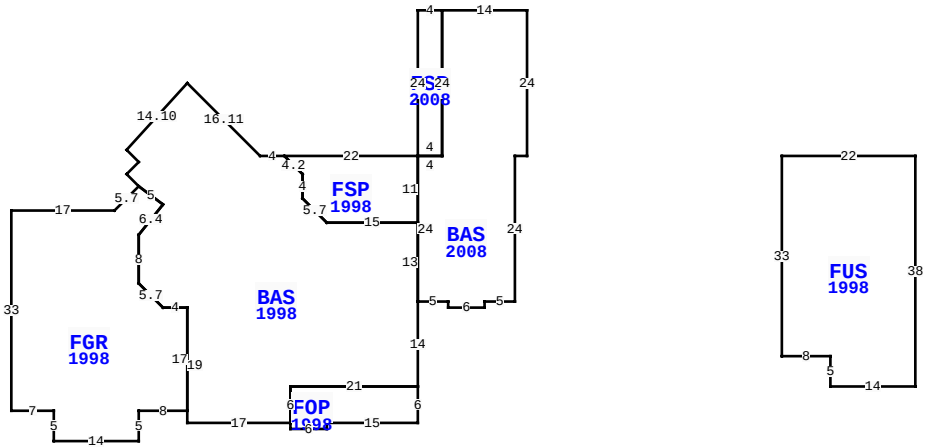
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,658	100	1998	1,658	251,576
BAS	726	100	2008	726	110,159
FGR	931	55	1998	512	77,688
FOP	132	30	1998	40	6,069
FSP	206	40	1998	82	12,443
FSP	96	40	2008	38	5,766
FUS	796	100	1998	796	120,780
TOTALS	4,545			3,852	584,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,852	105.3675	174.91	673,753	1998	1998	0	0	0	13.25	86.75

1 SFR CUST 100% - 2017 Heated Area: 3180 HX Base Yr 2017



96080 BAY VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
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		584,481
TOTAL MARKET OB/XF VALUE		64,054
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		978,535
SOH/AGL Deduction		332,062
ASSESSED VALUE		646,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		595,062
TOTAL JUST VALUE		978,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		915,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20235	ELEC OTHER	3,500	11/01/2007
M13431	MECH OTHER	0	11/01/2007
B20255	ADDITION	98,000	07/01/2007
974237	NEW CONSTR	160,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0111	7/12/2017	WD	U	V	11	100
GRANTOR: ROGERS THERON L						
GRANTEE: ROGERS THERON L & T						
2051/0570	6/07/2016	WD	Q	I	02	724,000
GRANTOR: SATTERFIELD SUSAN C R						
GRANTEE: ROGERS THERON L & T						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W22 BAS=[YR=1998] W4 U12 L12 L10 D11 D2 R2 D2 L2 D2 R2 FGR=[YR=1998] L4 D4 W17 S33 E7 S5 E14 N5 E8 N17 W4 U4 L4 N8 R4 U5 U3 L4 $ R4 D3 D5 L4 S8 R4 D4 E4 S19 E17 FOP=[YR=1998] S1 E6 N1 E15 N6 W21 S6 $ N6 E21 N14BAS=[YR=2008] E5 S1 E6 N1 E5 N24 E2 N24 W14 FSP=[YR=2008] W4 S24 E4 N24$ S24 W4 S24$N13 W15 U4 L4 N4 L3 U3 $ D3 R3 S4 R4 D4 E15N11 $ PTR= E60 FUS=[YR=1998] E22 S38 W14 N5 W8 N33 $ W60 $.

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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	5,530	
5	0911	SCRN RM A	0	100	0	0	840.00	SF	18.00	18.00	100	2004	2004	3	20	3,024	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2004	2004	05	85	51,000	
11	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
12	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	27	1,350	

LAND DESCRIPTION

TOTAL OB/XF 64,054

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							
2	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: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/09/2026 BY SYS