

LOT 33
OYSTER BAY #4 PB 6/24

TOLOSA DRAGO & DONNA A
96058 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5483-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

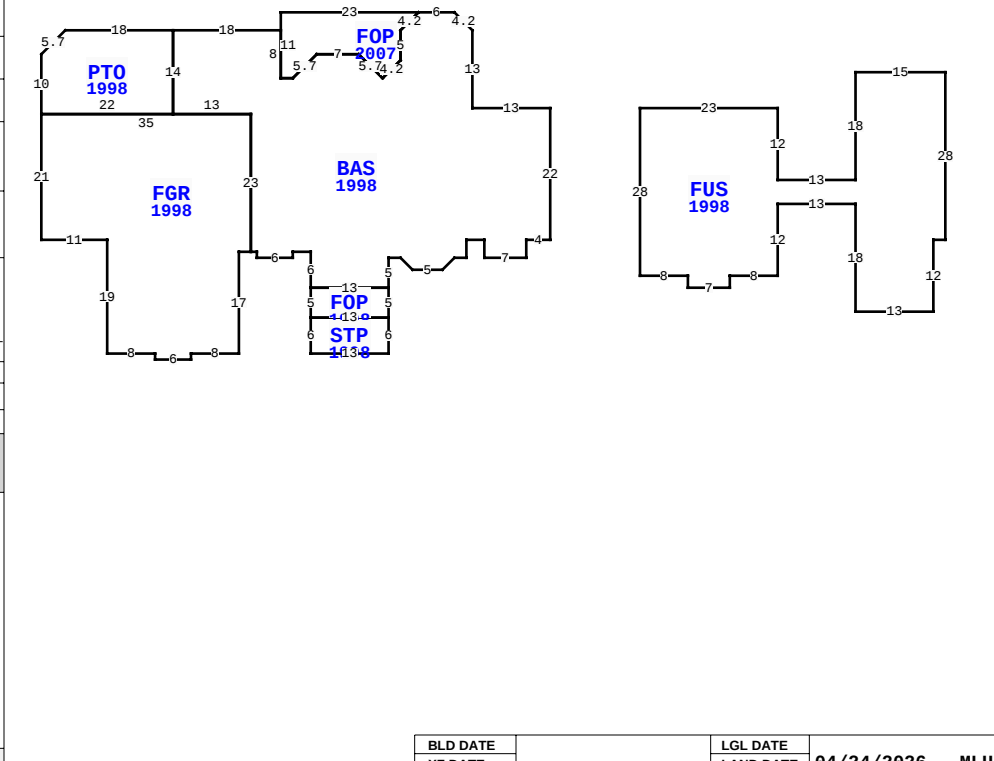
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1998	1,883	292,564
FGR	1,163	55	1998	640	99,438
FOP	65	30	1998	20	3,107
FOP	176	30	2007	53	8,235
FUS	1,286	100	1998	1,286	199,807
PTO	300	5	1998	15	2,330
STP	78	10	1998	8	1,243
TOTALS	4,951			3,905	606,725

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0911	SCRN RM A	0	100	0	468.00	SF	18.00	18.00	100	1998
3	1125	CB/STC 6"	0	100	28	140.00	SF	7.35	7.35	100	1998
6	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998
7	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,905	108.2025	179.62	701,416	1998	1998	0	0	0	13.50
1 SFR CUST 100% - 2024 Heated Area: 3169 HX Base Yr 2024											



96058 BAY VIEW DR, FERNANDINA BEACH											
BLD DATE: 04/24/2026 MLU											
XF DATE: 04/24/2026 MLU											
INC DATE: 04/24/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			606,725
TOTAL MARKET OB/XF VALUE			7,441
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			779,166
SOH/AGL Deduction			10,308
ASSESSED VALUE			768,858
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			717,447
TOTAL JUST VALUE			779,166
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			756,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974342	NEW CONSTR	235,000	10/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2378/1216	7/18/2020	WD Q	I	02	
GRANTOR: IORIO CHARLES B & HIL					
GRANTEE: TOLOSA DRAGO & DONN					
2356/1710	4/16/2020	QC U	I	11	100
GRANTOR: IORIO CHARLES B					
GRANTEE: IORIO CHARLES B & H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W13 N13 U3 L3 W6 FOP=[YR=2007] W23 S11 E2 R4 U4 E7 R4 D4 R3 U3 N5 R3 U3 \$ D3 L3 S5 D3 L3 U4 L4 W7 D4 L4 W2 N8 W18 PTO=[YR=1998] W18 L4 D4 S10 FGR=[YR=1998] S21 E11 S19 E8 S1 E6 N1 E8 N17 E2 N23 W35 \$ E22 N14 \$ S14 E13 S23E1 S1 E6 N1 E3 S6 FOP=[YR=1998] S5 STP=[YR=1998] S6 E13 N6 W13 \$ E13 N5 W13 \$ E13 N5 E2 R2 D2 E5 R2 U2 E2 N3 E3 S3 E7 N3 E4 N22 \$ PTR= E15 FUS=[YR=1998] E23 S12 E13 N18 E15 S28 W2 S12 W13 N18 W13 S12 W8 S2 W7 N2 W8 N28 \$ W15 \$.											