

LOT 55
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

CORIGLIANO PETER J SR & DALE M L/E/
96041 PARK PL
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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					
4079.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	2020	1,970	448,343
FGR	453	55	2020	249	56,669
FOP	202	30	2020	61	13,883
FOP	205	30	2020	62	14,110
FSP	434	40	2020	174	39,600
FUS	838	100	2020	838	190,717
STR	18	10	2020	2	455
STR	21	10	2020	2	455
STR	84	10	2020	8	1,821
TOTALS	4,225			3,366	766,052

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
6	0911	SCRN RM A	0	100	0	0	859.00	SF	18.00
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	3,366	139.8989	232.23	781,686	2020	2020	0	0	0	2.00	98.00	
1 SFR CUST 100% - 2021 Heated Area: 2808 HX Base Yr 2021													

96041 PARK PL, FERNANDINA BEACH													
BLD DATE				LGL DATE				04/27/2026 MLU					
XF DATE				LAND DATE									
INC DATE				AG DATE									

TOTAL OB/XF													
71,139													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		766,052	
TOTAL MARKET OB/XF VALUE		71,139	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		1,002,191	
SOH/AGL Deduction		489,358	
ASSESSED VALUE		512,833	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		461,422	
TOTAL JUST VALUE		1,002,191	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		946,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002798	SCRN ENCLSR	11,500	07/01/2020
P203333	SWIM POOL	50,000	05/05/2020
C1907306	CO ISSUED	0	04/27/2020
B202798	SCRN ENCLSR	11,500	04/14/2020
B1907306	NEW CONSTR	388,764	09/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2382/0013	8/03/2020	WD	U	V	11
GRANTOR: CORIGLIANO PETER JAME					
GRANTEE: CORIGLIANO FAMILY R					
2357/1201	4/28/2020	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: CORIGLIANO PETER JA					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W15 STR=[YR=2020] N3 W7 S3 E7\$ FSP=[YR=2020] W31 S14 E31 N14\$ S14 W33 S16 W6 S31 E13 FOP=[YR=2020] S3 E1 STR=[YR=2020] S3 E6 N3 W6\$ E19 N7 FGR=[YR=2020] E21 N21 W17 N3 W4 S24\$ N3 W13 N2 W6 S9 W1\$ E1 N9 E6 S2 E13 N21 E4 S3 E17 N36\$ PTR= E15 STR=[YR=2020] E14 FUS=[YR=2020] E23 S4 E17 S14 W21 S6 FOP=[YR=2020] S10 W19 N12 E6 S2 E13 \$ W13 N2 W10 N14 W3 N4 E7 N4\$ S4 W7 S4 W7 N8\$ W15\$.									