LOT 59
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

BOND ALAN F & JULIE A
96063 PARK PLACE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0059-0000

BUILDING CHARACTERISTICS

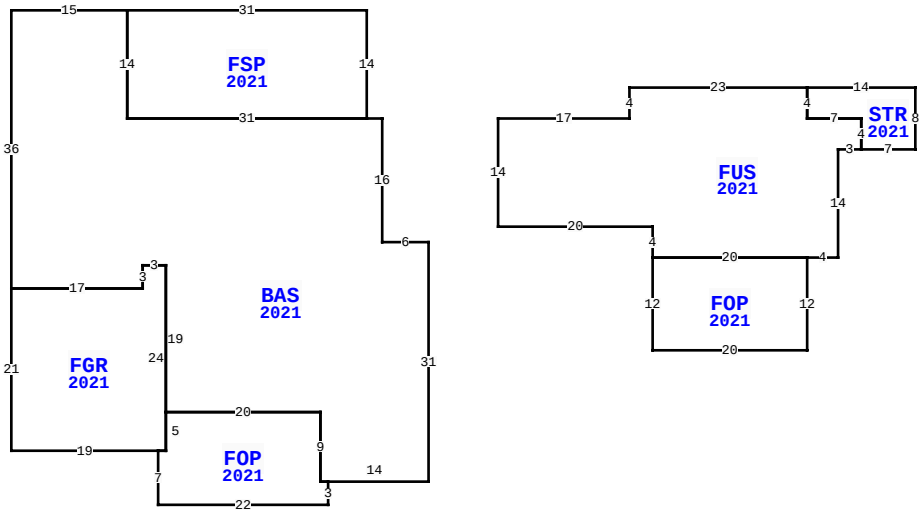
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,963	100	2021	1,963	440,463
FGR	429	55	2021	236	52,955
FOP	240	30	2021	72	16,156
FOP	250	30	2021	75	16,829
FSP	434	40	2021	174	39,042
FUS	816	100	2021	816	183,097
STR	84	10	2021	8	1,795
TOTALS	4,216			3,344	750,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,344	137.2272	227.80	761,763	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 2779 HX Base Yr 2022



96063 PARK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	750,337
TOTAL MARKET OB/XF VALUE	6,930
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	922,267
SOH/AGL Deduction	259,522
ASSESSED VALUE	662,745
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	611,334
TOTAL JUST VALUE	922,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	883,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C210949	CO ISSUED	0	09/30/2021
B210949	NEW CONSTR	387,950	01/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0308	10/01/2021	WD	Q	I	01	740,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BOND ALAN F & JULIE						
2341/0833	2/21/2020	WD	Q	V	05	449,600
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 FSP=[YR=2021] N14 W31 S14 E31$ W31 N14 W15 S36 FGR=[YR=2021] S21 E19 FOP=[YR=2021] S7 E22 N3 W1 N9 W20 S5 W1$ E1 N24 W3 S3 W17$ E17 N3 E3 S19 E20 S9 E14 N31 W6 N16$ PTR= E15 FUS=[YR=2021] E17 N4 E23 STR=[YR=2021] E14 S8 W7 N4 W7 N4$ S4 E7 S4 W3 S14 W4 FOP=[YR=2021] S12 W20 N12 E20$ W20 N4 W20 N14$ W15$.

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	2021	2021	3	99	6,930	

LAND DESCRIPTION

TOTAL OB/XF 6,930

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