

LOT 68
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

CROWE MARSHALL R & ELIZABETH A
96044 PARK PL
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0068-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	10	ABOVE AVG 100	0500	11	4,394	145.3162	241.22	1,059,921	2012	2012	0	0	0	6.00	94.00	VALUATION BY	STANDARD										
Roof Structure	08	IRREGULAR 100	1 SFR CUST 100% - 2026														Tax Group: 4		Tax Dist:								
Roof Cover	13	STAND SEAM 100	Heated Area: 3304														BUILDING MARKET VALUE										
Interior Wall	05	DRYWALL 100	HX Base Yr 2026														TOTAL MARKET OB/XF VALUE										
Interior Floor	11	CLAY TILE 70															TOTAL LAND VALUE - MARKET										
Interior Floor	14	CARPET 30															TOTAL MARKET VALUE										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE										
Bedrooms	3	100															TOTAL EXEMPTION VALUE										
Bathrooms	2.5	100															BASE TAXABLE VALUE										
Frame	03	MASONRY 100															TOTAL JUST VALUE										
Stories	2.	2. 100															NCON VALUE										
Units	0	100															INCOME VALUE										
																PREVIOUS YEAR MKT VALUE											
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