

LOT 70
IN OR 1433/1078
WATERWAY OAKS AT OYSTER BAY

PULSINELLI JOHN & SHERRY
96032 PARK PLACE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-6205-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	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	1.	1. 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	

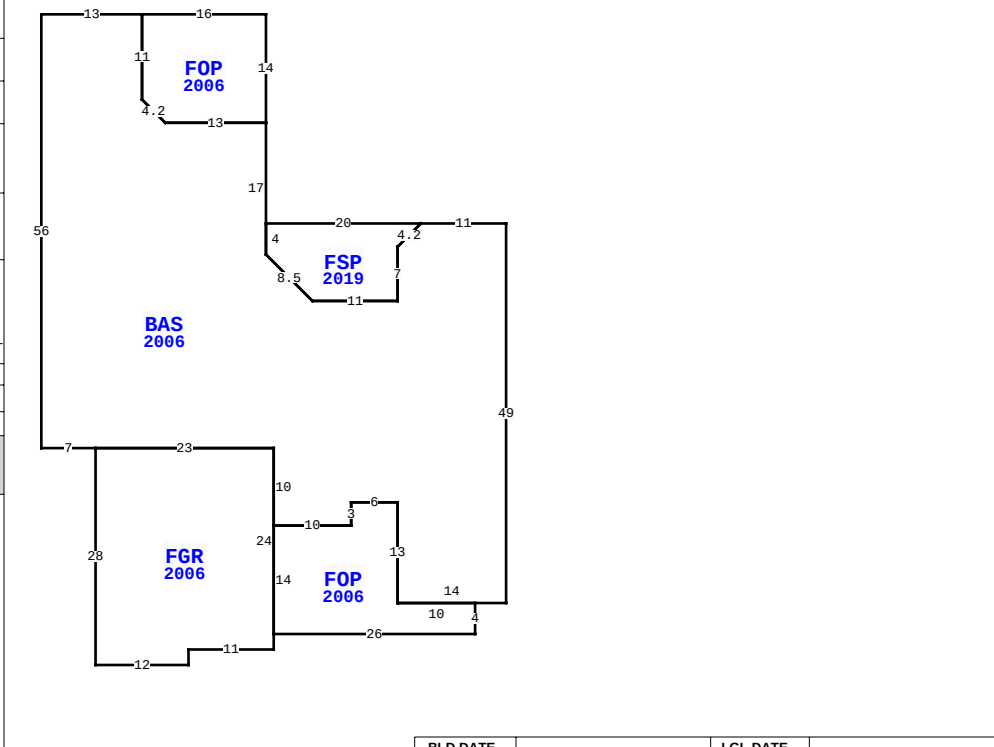
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,569	100	2006	2,569	440,387
FGR	622	55	2006	342	58,627
FOP	220	30	2006	66	11,314
FOP	282	30	2006	85	14,571
FSP	157	40	2019	63	10,800
TOTALS	3,850			3,125	535,699

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
3	1126	CB/STC 8"	0	100	0	0	215.00	SF	8.00
5	0911	SCRN RM A	0	100	28	26	728.00	SF	18.00
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

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

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,125	112.2492	186.33	582,281	2006	2009	0	0	8.00	92.00
1 SFR CUST			100% - 2007	Heated Area: 2569				HX Base Yr 2007			



96032 PARK PL, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/27/2026 MLU				

TOTAL OB/XF									
56,428									

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		535,699	
TOTAL MARKET OB/XF VALUE		56,428	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		757,127	
SOH/AGL Deduction		387,788	
ASSESSED VALUE		369,339	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		317,928	
TOTAL JUST VALUE		757,127	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		695,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006903	REPAIR/RRF	22,750	08/01/2020
B16918	SWIM POOL	10,500	10/31/2006
B18143	SCRN ENCLSR	8,253	07/01/2006
C0515717	CO ISSUED	0	01/01/2005
B0515717	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1433/1078	8/01/2006	WD Q	Q	I	
GRANTOR: PLANTATION HOUSING OB					SALE PRICE
GRANTEE: PULSINELLI JOHN & S					
1323/0633	6/07/2005	WD U	V	19	705,400
GRANTOR: OB ISLAND HOMES LLC					135,000
GRANTEE: PLANTATION HOUSING					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W11 FSP=[YR=2019] W20 S4 R6 D6 E11 N7 R3 U3 \$ D3 L3 S7 W11 U6 L6 N17 FOP=[YR=2006] N14 W16 S11 D3 R3 E13 \$ W13 U3 L3 N11 W13 S56 E7 FGR=[YR=2006] S28 E12 N2 E11 N2 FOP=[YR=2006] E26 N4 W10 N13 W6 S3 W10 S14 \$ N24 W23 \$ E23 S10 E10 N3 E6 S13 E14 N49 \$.									

OTHER ADJUSTMENTS AND NOTES									

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