PT OF LOT 4 IN OR 2601/1848
OCEAN BREEZE SUB PB 1/11

OB2 LTP LLC
1015 ATLANTIC BLVD #117
ATLANTIC BEACH, FL 32233

2023

00-00-30-044A-0004-0030

BUILDING CHARACTERISTICS

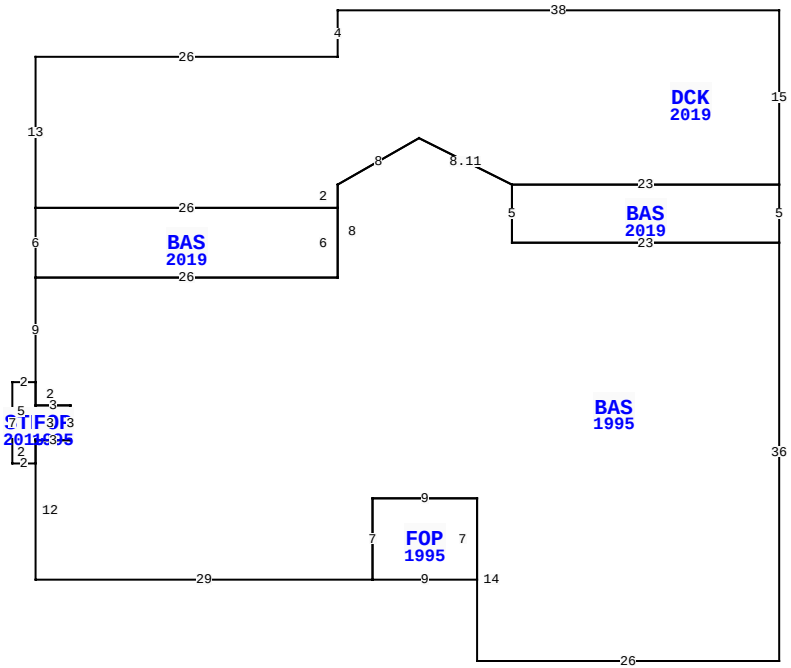
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100	1,993	219,712
BAS	115	100	115	12,678
BAS	156	100	156	17,197
DCK	878	10	88	9,701
FOP	9	30	3	331
FOP	63	30	19	2,095
STP	14	10	1	110
TOTALS	3,228		2,375	261,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,375	107.0160	127.08	301,815	1995	1995	0	0	0	13.25	86.75

1 SNGL FAM – 0% - 2023 Heated Area: 2264 HX Base Yr



3030 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	261,825
TOTAL MARKET OB/XF VALUE	8,748
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	350,573
SOH/AGL Deduction	0
ASSESSED VALUE	350,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,573
TOTAL JUST VALUE	350,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001918	REMODEL	30,000	03/01/2017
B9501953	NEW CONSTR	17,500	05/01/1995
5439	NEW CONSTR	52,500	01/17/1989
5439	NEW CONSTR	17,500	01/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/1848	11/04/2022	WD	Q	I	01	514,500
GRANTOR: OCEANS BLUE HOLDINGS						
GRANTEE: OB2 LTP LLC						
2520/1906	11/19/2021	WD	Q	I	01	350,000
GRANTOR: PATEL LISA						
GRANTEE: OCEANS BLUE HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2019] W38 S4 W26 S13 BAS=[YR=2019] S6 BAS=[YR=1995] S9 STP=[YR=2019] W2 S7 E2 N2 FOP=[YR=1995] E3 N3 W3 S3$ N5$ S2 E3 S3 W3 S12 E29 FOP=[YR=1995] E9 N7 W9 S7$ N7 E9 S14 E26 N36 BAS=[YR=2019] N5 W23 S5 E23$ W23 N5 U4 L8 L7 D4 S8 W26$ E26 N6 W26$ E26 N2 U4 R7 D4 R8 E23 N15$.

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	0510	GARAGE WD-	0	0	0	0	420.00	SF	26.95	26.95	100	1994	1994	3	23	2,603	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	0855	CONC PAVER	0	0	15	15	225.00	SF	10.00	10.00	100	2019	2019	3	99	2,228	
4	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 8,748

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	000100	C	SFR	0		RS-2	110.00	267.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/06/2019 BY DJ Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS