5-2N-28 S-1 LOT 82
OR 2625/422
OCEAN BREEZE FARMS PB 2/19

OCEANS BLUE HOLDINGS
1013 CENTRE ROAD STE 403-A
WILMINGTON, DE 19805

2023

00-00-30-044B-0082-0010

NASSAU COUNTY PROPERTY

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	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

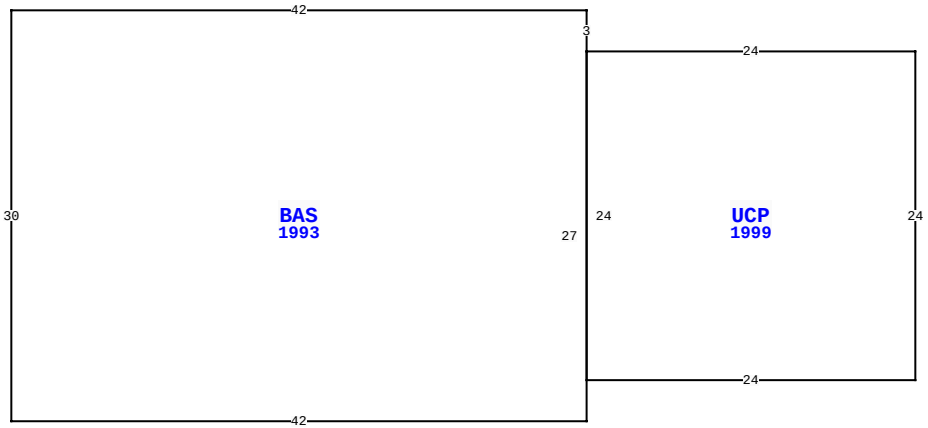
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	79,510
UCP	576	20	115	7,256
TOTALS	1,836		1,375	86,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	92.0000	83.03	114,166	1955	1955	0	0	0	24.00	76.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1260 HX Base Yr



318 CASHEN RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	104,158
TOTAL MARKET OB/XF VALUE	2,516
TOTAL LAND VALUE - MARKET	87,000
TOTAL MARKET VALUE	193,674
SOH/AGL Deduction	0
ASSESSED VALUE	193,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,674
TOTAL JUST VALUE	193,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0442	3/10/2023	WD	U	I	11	100
GRANTOR: STRICKLAND JIMMIE R						
GRANTEE: OCEANS BLUE HOLDING						
2599/0247	10/19/2022	WD	U	I	37	175,000
GRANTOR: STRICKLAND JIMMIE R						
GRANTEE: OCEANS BLUE HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1999] W24 BAS=[YR=1993] N3 W42 S30 E42 N27 $ S24 E24 N24 $.

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	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
3	0810	CONCRETE A	0	0	17	2	34.00	SF	6.50	6.50	100	1980	1980	3	35	77	
7	0940	SHEDS/PORT	0	0	16	9	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
8	0351	CARPORT MT	0	0	20	12	240.00	SF	5.90	5.90	100	2001	2001	3	20	283	
9	0752	USP	0	0	17	8	136.00	SF	15.00	15.00	100	2001	2001	3	30	612	

LAND DESCRIPTION

TOTAL OB/XF 2,516

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	0005	RS-2	145.00	230.00	145.00	FF		1.00	1.00	1.00	600.00	600.00	87,000							

REVIEW DATE 08/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 08/02/2023 BY SYS

5-2N-28 S-1 LOT 82
OR 2625/422
OCEAN BREEZE FARMS PB 2/19

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2023

00-00-30-044B-0082-0010

BUILDING CHARACTERISTICS

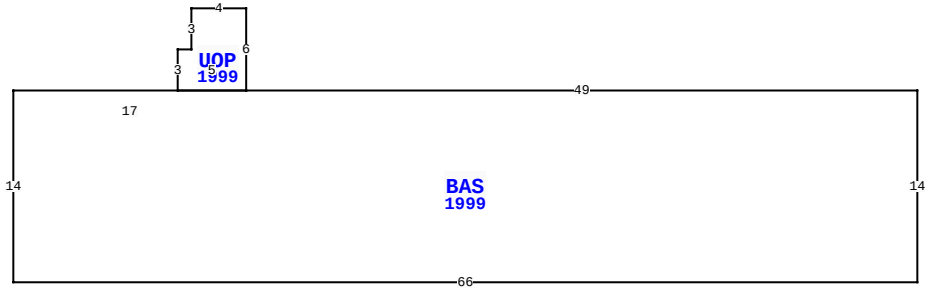
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	924	100	924	17,261
UOP	27	25	7	131
TOTALS	951		931	17,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	931	95.8000	62.27	57,973	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



318 CASHEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,504

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GRANTEE: OCEANS BLUE HOLDING						
2599/0247	10/19/2022	WD	U	I	37	175,000
GRANTOR: STRICKLAND JIMMIE R						
GRANTEE: OCEANS BLUE HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W49 UOP=[YR=1999] N6 W4 S3 W1 S3 E5 $ W17 S14 E66 N14 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 08/02/2023 BY SYS