

LOT 22
F/K/A S-3 OF LOT 64 OF
OCEAN BREEZE FARMS PB 2/19

LOPEZ AUSTIN J
195 ROWAN OAK PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,929	100	2,929	374,103
FGR	484	55	266	33,975
FOP	236	30	71	9,068
FOP	722	30	217	27,716
FUS	303	100	303	38,701
UOP	21	20	4	511

TOTALS	4,695		3,790	484,074
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EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	0	0	0	1,643.00	SF	6.50	6.50	100	1999	1999	3	79	8,437	
3	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	1999	1999	3	79	616	
4	0810	CONCRETE A	0	0	0	0	354.00	SF	6.50	6.50	100	1999	1999	3	79	1,818	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
6	0861	POOL GUNIT	0	0	0	0	477.00	SF	85.00	85.00	100	1999	1999	3	25	10,136	
7	0845	KOOL DECK	0	0	0	0	764.00	SF	7.25	7.25	100	1999	1999	3	79	4,376	
8	0910	SCRN RM L	0	0	50	26	1,300.00	SF	15.00	15.00	100	1999	1999	3	20	3,900	
9	0940	SHEDS/PORT	0	0	12	23	276.00	SF	30.00	30.00	100	1999	1999	3	20	1,656	
10	0476	VF 6 SBPL	0	0	0	0	201.00	LF	32.00	32.00	100	2009	2009	3	78	5,017	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,790	100.7100	143.51	543,903	1999	1999	0	0	0	11.00	89.00

1 SFR CUST - 0% - 0

Heated Area: 3232

HX Base Yr

15 38 22 19 19 38 53 17 6 15 7 15 6 22 3 3 18 23 12 3 8 26 20 17 5 6 10 23 4 4 4 4

FOP
1999

BAS
1999

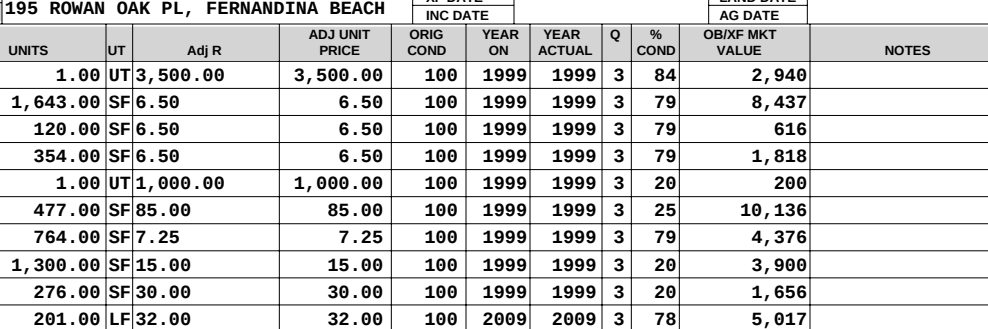
FGR
1999

FOP
1999

UOP
1999

FUS
1999

Heated Area: 3232	HX Base Yr
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TOTAL OB/IF

39,096													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		496,587
TOTAL MARKET OB/IF VALUE		39,096
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		735,683
SOH/AGL Deduction		199,666
ASSESSED VALUE		536,017
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		536,017
TOTAL JUST VALUE		735,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428480	1 CAR GAR	16,312	03/01/2014
B9805657	XFOB	9,769	12/01/1998
B9805551	SWIM POOL	24,000	11/01/1998
B9805514	XFOB	7,200	10/01/1998
B9804888	NEW CONSTR	142,426	04/01/1998

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2613/1995	1/17/2023	WD U I	11
GRANTOR: PERSISTENCE HOLDINGS			
GRANTEE: LOPEZ AUSTIN J			
2125/0843	6/07/2017	WD Q I	01
GRANTOR: BRYAN TRESSA ET AL			
GRANTEE: PERSISTENCE HOLDING			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1999] W22 FOP=[YR=1999] W38 S19 E38 N19 \$ S19 W38 N19 W15 S53 E17 S2 FOP=[YR=1999] S6 E15 UOP=[YR=1999] S3 E7 N3 W7 \$ E22 N6 W15 N2 W7 S2 W15 \$ E15 N2 E7 S2 E15 N2 FGR=[YR=1999] E26 N20 W23 S12 W3 S8 \$ N8 E3 N12 E18 N33 \$ PTR= E15 FUS=[YR=1999] E17 S5 E6 S10 W23 N4 E4 N3 W4 N8 \$ W15 \$.			

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