

LOT 1
IN OR 2188/516
OCEAN BREEZE AT AMELIA PB 8/91

SNYDER GINA R & JEFFREY G
96260 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0001-0000



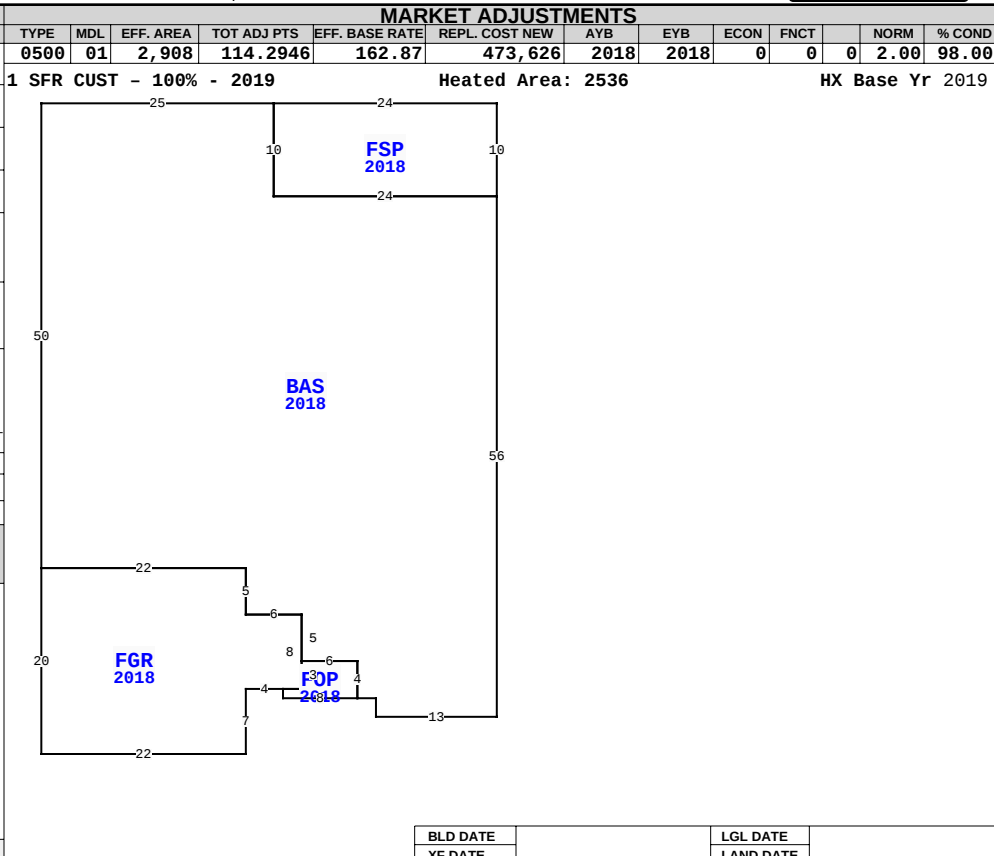
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2,536	404,777
FGR	488	55	268	42,776
FOP	26	30	8	1,277
FSP	240	40	96	15,323
TOTALS	3,290		2,908	464,153

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
1	0855	CONC PAVER	0 100	0	0	464.00	SF	7.00	7.00	100	2018	2018	3	98	3,183	
2	0855	CONC PAVER	0 100	0	0	69.00	SF	7.00	7.00	100	2018	2018	3	98	473	
3	0855	CONC PAVER	0 100	0	0	132.00	SF	7.00	7.00	100	2018	2018	3	98	906	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 05/02/2018 BY DJ



BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE
96260 OCEAN BREEZE DR, FERNANDINA BEACH				

TOTAL OB/XF		TOTAL OB/XF	
4,562			

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			464,153
TOTAL MARKET OB/XF VALUE			4,562
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			768,715
SOH/AGL Deduction			302,976
ASSESSED VALUE			465,739
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			415,739
TOTAL JUST VALUE			768,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			578,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803226	CO ISSUED	0	03/29/2018
1707925	NEW CONSTR	315,337	08/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/0516	3/29/2018	WD	Q	I	02	491,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SNYDER GINA R & JEF						
2073/1298	9/21/2016	SW	U	V	30	240,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2018] W24 BAS=[YR=2018] W25 S50 FGR=[YR=2018] S20 E22 N7 E4 FOP=[YR=2018] S1 E8 N4 W6 S3 W2\$ E2 N8 W6 N5 W22\$ E22 S5 E6 S5 E6 S4 E2 S2 E13 N56 W24 N10\$ S10 E24 N10\$.	

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