

LOT 2
IN OR 2186/920
OCEAN BREEZE AT AMELIA PB 8/91

PRATESI ROGER A & GWYNNETH W
96256 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

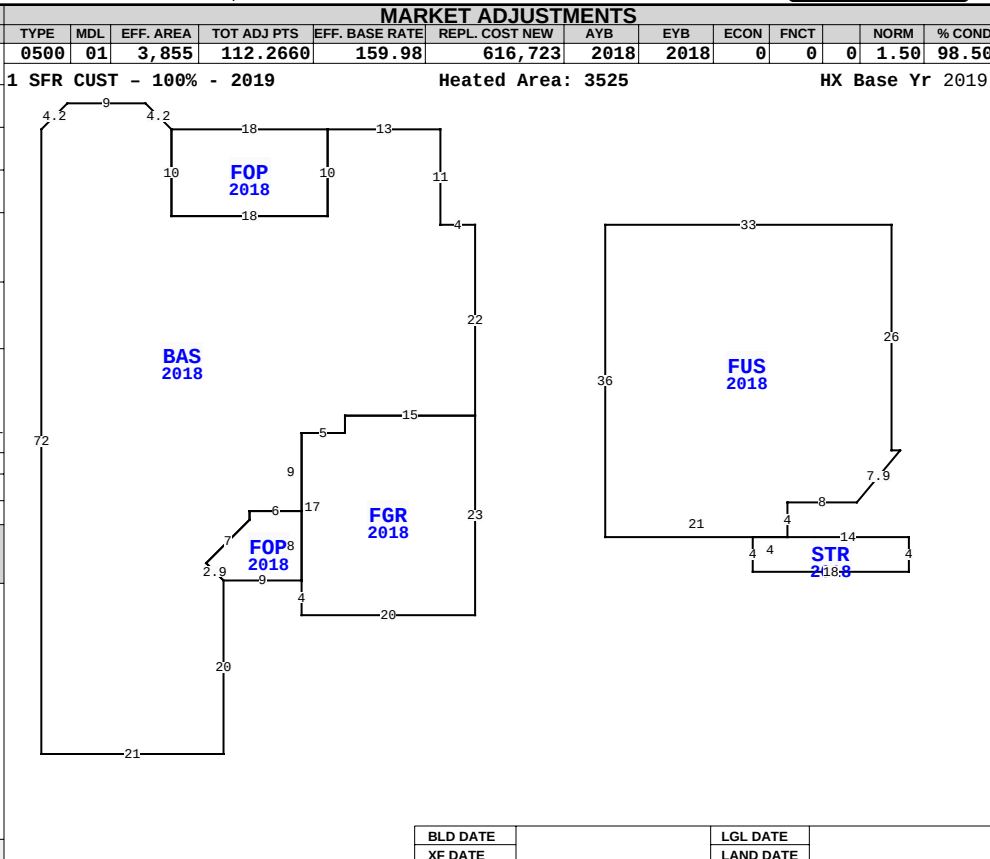
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100	2,394	377,247
FGR	450	55	248	39,080
FOP	69	30	21	3,310
FOP	180	30	54	8,509
FUS	1,131	100	1,131	178,223
STR	72	10	7	1,103

TOTALS	4,296		3,855	607,472
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	0	720.00	SF	7.00	
2	0855	CONC PAVER	0	100	0	60.00	SF	7.00	
3	0476	VF 6 SBPL	0	100	0	146.00	LF	32.00	
4	0470	VNYL GATE	0	100	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



96256 OCEAN BREEZE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
10,359									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE									
607,472									
TOTAL MARKET OB/XF VALUE									
10,359									
TOTAL LAND VALUE - MARKET									
300,000									
TOTAL MARKET VALUE									
917,831									
SOH/AGL Deduction									
341,834									
ASSESSED VALUE									
575,997									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
525,997									
TOTAL JUST VALUE									
917,831									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
704,022									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803006	CO ISSUED	0	03/23/2018
B1704276	NEW CONSTR	426,979	05/15/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2186/0920	3/27/2018	WD	Q	I	01	552,300	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: PRATESI ROGER A & G							
2073/1298	9/21/2016	SW	U	V	30	240,000	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2018] W4 N11 W13 FOP=[YR=2018] W18 S10 E18 N10\$ S10 W18 N10 U3 L3 W9 D3 L3 S72 E21 N20 FOP=[YR=2018] E9 FGR=[YR=2018] S4 E20 N23 W15 S2 W5 S17\$ N8 W6 S1 D5 L5 D2 R2 \$ U2 L2 U5 R5 N1 E6 N9 E5 N2 E15 N22\$ PTR=E15 FUS=[YR=2018] E33 S26 E1 D6 L5 W8 S4 STR=[YR=2018] E14 S4 W18 N4 E4\$ W21 N36\$ W15\$.									