

LOT 7
IN OR 2232/719
OCEAN BREEZE AT AMELIA PB 8/91

GOODMAN DAVID A & MARGARET A
96034 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0007-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	10	ABOVE AVG 100	0500	01	3,763	111.3210	158.63	596,925	2018	2018	0	0	1.50	98.50	VALUATION BY STANDARD																										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020													Heated Area: 3407													HX Base Yr 2020												
Roof Cover	03	COMP SHNGL 100														Tax Group: 8													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													587,971												
Interior Floo	11	CLAY TILE 60														TOTAL MARKET OB/XF VALUE													41,290												
Interior Floo	14	CARPET 40														TOTAL LAND VALUE - MARKET													300,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													929,261												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													342,633												
Bedrooms	4	100														ASSESSED VALUE													586,628												
Bathrooms	3.5	100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													536,628												
Stories	2.	100														TOTAL JUST VALUE													929,261												
Units	0	100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 711,625																									
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	2,455	100	2,455	383,595																																					
FGR	462	55	254	39,688																																					
FOP	138	30	41	6,406																																					
FOP	187	30	56	8,750																																					
FUS	952	100	952	148,751																																					
STR	48	10	5	781																																					
TOTALS	4,242		3,763	587,971																																					
EXTRA FEATURES															96034 OCEAN BREEZE WAY, FERNANDINA BEACH																										
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		703.00	SF 7.00	7.00	100	2018	2018	3	98	4,823																									
2	0855	CONC PAVER	0	100	0	0		70.00	SF 7.00	7.00	100	2018	2018	3	98	480																									
3	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2018	2018	3	86	4,300																									
4	0861	POOL GUNIT	0	100	0	0		264.00	SF 85.00	85.00	100	2020	2020	3	95	21,318																									
5	0911	SCRN RM A	0	100	0	0		496.00	SF 17.50	17.50	100	2020	2020	3	93	8,072																									
6	0855	CONC PAVER	0	100	0	0		232.00	SF 10.00	10.00	100	2020	2020	3	99	2,297																									
TOTAL OB/XF 41,290																																									
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																								
REVIEW DATE 08/20/2020 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																																									