LOT 9
IN OR 2097/53
OCEAN BREEZE AT AMELIA PB 8/91

HEATH ROBERT B & NANNETTE B
96026 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0741-0009-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

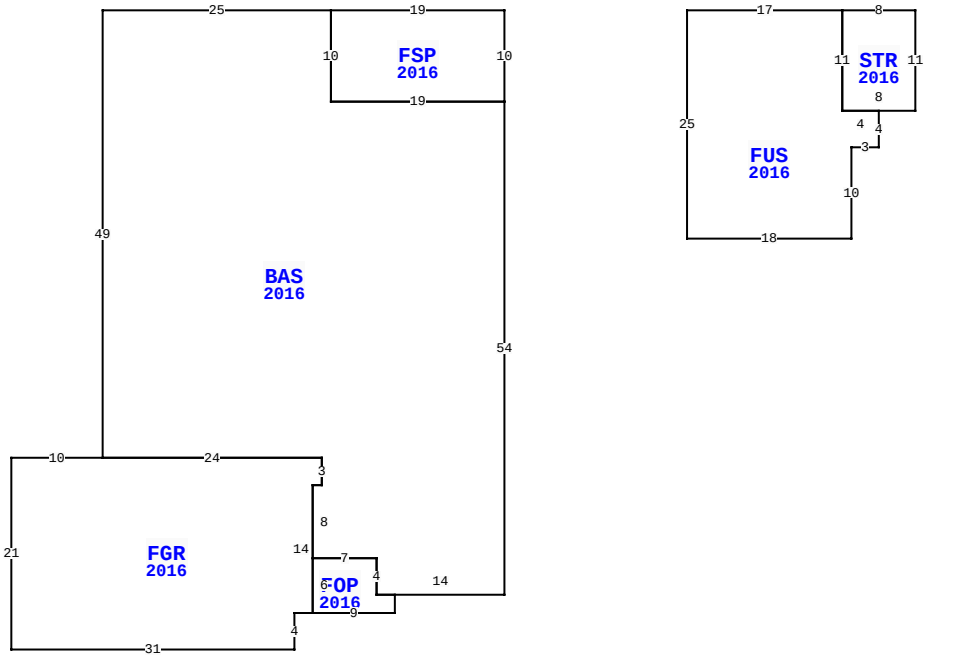
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,250 | 100 | 2,250 | 354,817 |
| FGR | 688 | 55 | 378 | 59,610 |
| FOP | 46 | 30 | 14 | 2,207 |
| FSP | 190 | 40 | 76 | 11,985 |
| FUS | 451 | 100 | 451 | 71,121 |
| STR | 88 | 10 | 9 | 1,420 |
| TOTALS | 3,713 | | 3,178 | 501,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,178 | 113.5050 | 161.74 | 514,010 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SFR CUST – 100% - 2017 Heated Area: 2701 HX Base Yr 2017




96026 OCEAN BREEZE WAY, 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 | | 501,160 |
| TOTAL MARKET OB/XF VALUE | | 20,011 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 821,171 |
| SOH/AGL Deduction | | 353,270 |
| ASSESSED VALUE | | 467,901 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 417,901 |
| TOTAL JUST VALUE | | 821,171 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 599,187 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632327 | CO ISSUED | 0 | 12/02/2016 |
| B1632327 | NEW CONSTR | 339,676 | 05/17/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2097/0053 | 12/02/2016 | WD | U | I | 11 | 100 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: HEATH ROBERT B & NA | | | | | | |
| 2087/0045 | 12/02/2016 | WD | Q | I | 01 | 501,600 |
| GRANTOR: RIVERSIDE HOMES OF N | | | | | | |
| GRANTEE: HEATH ROBERT B & NA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2016] W19 BAS=[YR=2016] W25 S49 FGR=[YR=2016] W10 S21 E31 N4 E2 FOP=[YR=2016] E9 N2 W2 N4 W7 S6$ N14 E1 N3 W24$ E24 S3 W1 S8 E7 S4 E14 N54 W19 N10$ S10 E19 N10$ PTR=E20 FUS=[YR=2016] E17 STR=[YR=2016] E8 S11 W8 N11$ S11 E4 S4 W3 S10 W18 N25$ W20$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,104.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 97 | 10,709 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 887.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 97 | 8,604 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 72.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 97 | 698 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,011

| 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 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS