

PT OF TRACT D
 PT OR 2481/445
 OCEAN BREEZE AT AMELIA PB 8/91

OCEAN BREEZE OF AMELIA OWNERS ASSOCIATION INC
 1880 S 14TH STREET STE 103
 FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-000D-0040



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	VALUATION SUMMARY																	
																						STANDARD																	
																				VALUATION BY					Tax Group: 8					Tax Dist:									
																				BUILDING MARKET VALUE										0									
																				TOTAL MARKET OB/XF VALUE										0									
																				TOTAL LAND VALUE - MARKET										100									
																				TOTAL MARKET VALUE										100									
																				SOH/AGL Deduction										0									
																				ASSESSED VALUE										100									
																				TOTAL EXEMPTION VALUE										0									
																				BASE TAXABLE VALUE										100									
																				TOTAL JUST VALUE										100									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										100									
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED							
																				SALES DATA																			
																				OFF RECORD		DATE		TYPE		Q		V		RSN		SALE							
																				Number				INST		U		I		CD		PRICE							
																				2481/0445		7/20/2021		SW		U		V		11		100							
																				GRANTOR: D S WARE HOMES LLC																			
																				GRANTEE: OCEAN BREEZE OF AME																			
																				1971/1712		3/31/2015		QC		U		V		11		100							
																				GRANTOR: OCEAN BREEZE OF AMELI																			
																				GRANTEE: D S WARE HOMES LLC																			
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
TOTALS										OCEAN BREEZE DR, FERNANDINA BEACH																													
EXTRA FEATURES																																							
L	OB/XF	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																				
N	CODE																																						
																				TOTAL OB/XF										0									
L	USE	CLS	LAND USE DESCRIPTION			CAP	R	LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT	%	TOT	UNIT	ADJ	UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
N	CODE						D	ZONE				T	FACT	COND	ADJ	PRICE	PRICE		VALUE	AND NOTES																			
1	000005	C	COMMON S/D L			0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00		100																			
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS																																							