



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	16	WD FR STUC 80	0500	01	4,101	104.8740	149.45	612,894	2016	2016	0	0	2.90	97.10	VALUATION SUMMARY																							
Exterior Wall	10	ABOVE AVG 20	1 SFR CUST - 100% - 2023												Heated Area: 3610												HX Base Yr 2023											
Roof Structure	08	IRREGULAR 100													VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100													Tax Group: 8												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												595,120											
Interior Floo	12	HARDWOOD 50													TOTAL MARKET OB/XF VALUE												112,733											
Interior Floo	14	CARPET 50													TOTAL LAND VALUE - MARKET												300,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												1,007,853											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												0											
Bedrooms	02	WOOD FRAME 100													ASSESSED VALUE												1,007,853											
Bathrooms	2.	2.100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Frame	00	NONE 100													BASE TAXABLE VALUE												957,853											
Stories	00	0.100	TOTAL JUST VALUE												1,007,853																							
Units	00	0.100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 766,287																							
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	2,638	100	2,638	382,816																																		
FGR	662	55	364	52,822																																		
FOP	55	30	16	2,322																																		
FSP	266	40	106	15,383																																		
FUS	972	100	972	141,052																																		
STR	51	10	5	725																																		
TOTALS			4,644	4,101	595,120																																	
EXTRA FEATURES			96006 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	0504	FP-ELECTRI	0.100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960																							
2	0855	CONC PAVER	0.100	0	0	1,522.00	SF	10.00	10.00	100	2016	2016	3	97	14,763																							
3	0855	CONC PAVER	0.100	0	0	429.00	SF	10.00	10.00	100	2016	2016	3	97	4,161																							
4	0855	CONC PAVER	0.100	0	0	365.00	SF	10.00	10.00	100	2016	2016	3	97	3,541																							
5	0912	SCRN RM G	0.100	0	0	1,600.00	SF	20.00	20.00	100	2016	2016	3	78	24,960																							
6	0861	POOL GUNIT	0.100	0	0	562.00	SF	85.00	85.00	100	2016	2016	3	84	40,127																							
7	0855	CONC PAVER	0.100	0	0	1,038.00	SF	15.00	15.00	100	2016	2016	3	97	15,103																							
8	0871	POOL HTR R	0.100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560																							
9	0476	VF 6 SBPL	0.100	0	0	204.00	LF	32.00	32.00	100	2016	2016	3	92	6,006																							
10	0470	VNYL GATE	0.100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552																							
LAND DESCRIPTION			TOTAL OB/XF 112,733																																			
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 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																																						