LOT 16
OCEAN BREEZE AT AMELIA PB 8/91

JONES LISA R & CLAYTON L
96007 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

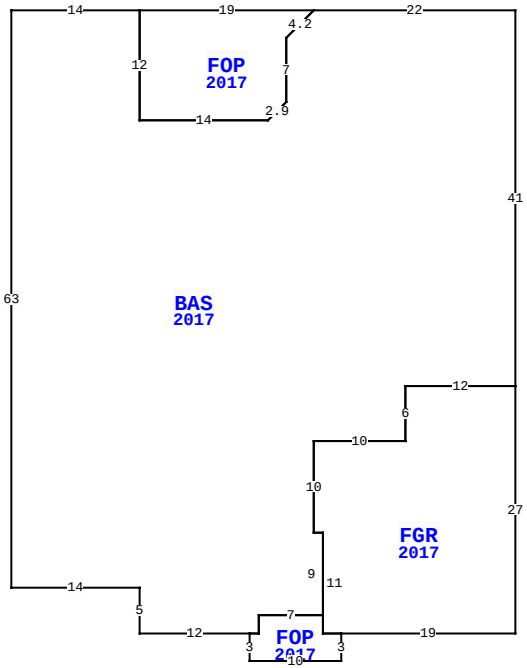
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,939	100	2,939	468,600
FGR	523	55	288	45,920
FOP	44	30	13	2,073
FOP	195	30	58	9,248
TOTALS	3,701		3,298	525,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,298	114.7608	163.53	539,322	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2022 Heated Area: 2939 HX Base Yr 2022



96007 OCEAN BREEZE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		525,839
TOTAL MARKET OB/XF VALUE		5,513
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		831,352
SOH/AGL Deduction		180,872
ASSESSED VALUE		650,480
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		600,480
TOTAL JUST VALUE		831,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		631,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705863	CO ISSUED	0	06/30/2017
B1633342	NEW CONSTR	359,398	11/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2496/0923	9/13/2021	WD	Q	I	01	855,000
GRANTOR: THE CABIN TRUST						
GRANTEE: JONES LISA R & CLAY						
2133/1318	7/07/2017	WD	Q	I	01	525,800
GRANTOR: D S WARE HOMES LLC						
GRANTEE: THE CABIN TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 FOP=[YR=2017] W19 S12 E14 U2 R2 N7 U3 R3 $ D3 L3 S7 D2 L2 W14 N12 W14 S63 E14 S5 E12 FOP=[YR=2017] S3 E10 N3 FGR=[YR=2017] E19 N27 W12 S6 W10 S10 E1 S11 E2$ W2 N2 W7 S2 W1$ E1 N2 E7 N9 W1 N10 E10 N6 E12 N41 $.

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	752.00	SF	7.00	7.00	100	2017	2017	3	97	5,106	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2017	2017	3	97	407	

LAND DESCRIPTION

TOTAL OB/XF 5,513

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 06/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS