LOT 17
IN OR 2093/102
OCEAN BREEZE AT AMELIA PB 8/91

WELLS RANDOLPH R & PATRICIA M
96011 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0017-0000

BUILDING CHARACTERISTICS

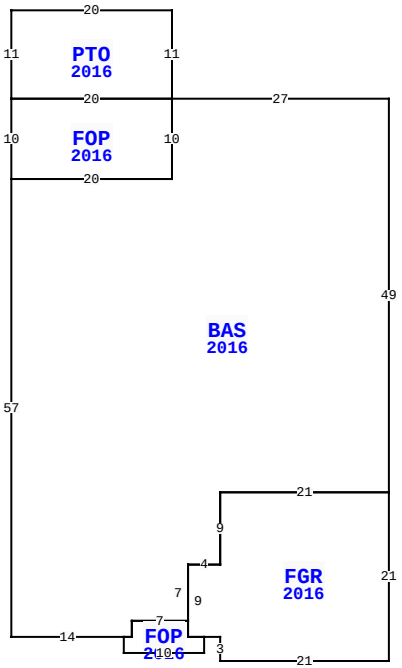
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,521	100	2,521	381,772
FGR	477	55	262	39,676
FOP	34	30	10	1,514
FOP	200	30	60	9,086
PTO	220	5	11	1,665
TOTALS	3,452		2,864	433,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,864	109.5570	156.12	447,128	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 2521 HX Base Yr 2018



96011 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		433,714
TOTAL MARKET OB/XF VALUE		12,849
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		746,563
SOH/AGL Deduction		331,385
ASSESSED VALUE		415,178
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		365,178
TOTAL JUST VALUE		746,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632701	CO ISSUED	0	12/30/2016
B1632701	NEW CONSTR	309,414	07/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0102	12/30/2016	WD	Q	I	01	480,100
GRANTOR: D S WARE HOMES LLC						
GRANTEE: WELLS RANDOLPH R &						
2036/0637	3/24/2016	SW	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 PTO=[YR=2016] N11 W20 S11 FOP=[YR=2016] S10 E20 N10 W20$ E20$ S10 W20 S57 E14 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E2 S3 E21 N21 W21 S9 W4 S9 E2$ W2 N2 W7 S2 W1$ E1 N2 E7 N7 E4 N9 E21 N49$.

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	640.00	SF	10.00	10.00	100	2016	2016	3	97	6,208	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2016	2016	3	97	466	
3	0476	VF 6 SBPL	0	100	0	0	191.00	LF	32.00	32.00	100	2016	2016	3	92	5,623	
4	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 12,849

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 01/12/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS