LOT 18
IN OR 2550/128
OCEAN BREEZE AT AMELIA PB 8/91

BRAUN SUZANNA A LIVING TRUST/BRAUN SUZANNA A TRUST
96015 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

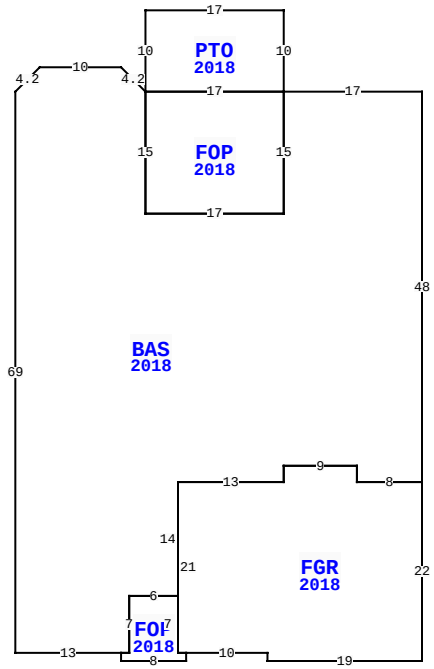
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,544	100	2,544	394,661
FGR	667	55	367	56,934
FOP	50	30	15	2,328
FOP	255	30	76	11,790
PTO	170	5	8	1,241
TOTALS	3,686		3,010	466,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,010	111.0900	158.30	476,483	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2544 HX Base Yr 2019



96015 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		466,953
TOTAL MARKET OB/XF VALUE		9,247
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		776,200
SOH/AGL Deduction		305,038
ASSESSED VALUE		471,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		421,162
TOTAL JUST VALUE		776,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801424	NEW CONSTR	332,702	02/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2550/0128	3/22/2022	SW	U	I	11	100
GRANTOR: BRAUN SUZANNA A						
GRANTEE: BRAUN SUZANNA A LIV						
2216/0227	7/31/2018	WD	Q	I	01	535,800
GRANTOR: D S WARE HOMES LLC						
GRANTEE: BRAUN SUZANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 PTO=[YR=2018] N10 W17 S10 FOP=[YR=2018] S15 E17 N15 W17$ E17$ S15 W17 N15 U3 L3 W10 D3 L3 S69 E13 FOP=[YR=2018] S1 E8 N1 FGR=[YR=2018] E10 S1 E19 N22 W8 N2 W9 S2 W13 S21 E1$ W1 N7 W6 S7 W1$ E1 N7 E6 N14 E13 N2 E9 S2 E8 N48$.

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	961.00	SF	7.00	7.00	100	2018	2018	3	98	6,592	
2	0855	CONC PAVER	0	100	0	0	387.00	SF	7.00	7.00	100	2018	2018	3	98	2,655	

LAND DESCRIPTION

TOTAL OB/XF 9,247

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 10/18/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS