

LOT 20
IN OR 2132/381
OCEAN BREEZE AT AMELIA PB 8/91

SCRIBNER-LALONDE LIVING TRUST/SCRIBNER RICHARD A T
96238 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0020-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2122.00
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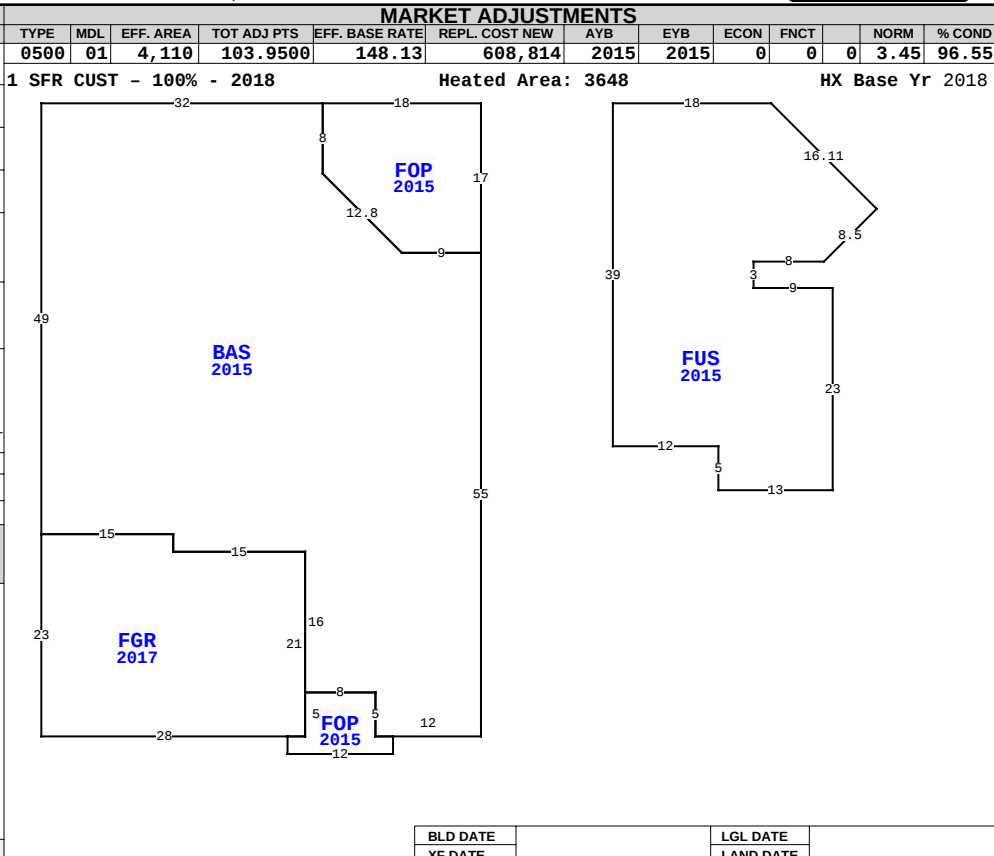
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,635	100	2,635	376,857
FGR	660	55	363	51,916
FOP	64	30	19	2,717
FOP	266	30	80	11,441
FUS	1,013	100	1,013	144,879
TOTALS	4,638		4,110	587,810

EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	
3	0855	CONC PAVER	0	100	0	0	1,304.00	SF	7.00	7.00	100	2015	2015	3	96	8,763	
4	0855	CONC PAVER	0	100	0	0	192.00	SF	7.00	7.00	100	2015	2015	3	96	1,290	
5	0855	CONC PAVER	0	100	0	0	364.00	SF	7.00	7.00	100	2015	2015	3	96	2,446	
6	1134	LANDSCP BL	0	100	0	0	102.00	SF	3.00	3.00	100	2015	2015	3	99	303	
7	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2018	2018	3	90	32,130	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	
9	0855	CONC PAVER	0	100	0	0	980.00	SF	10.00	10.00	100	2018	2018	3	98	9,604	
10	0855	CONC PAVER	0	100	0	0	64.00	SF	10.00	10.00	100	2018	2018	3	98	627	

LAND DESCRIPTION

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							



96238 OCEAN BREEZE DR, FERNANDINA BEACH

TOTAL OB/IF																	63,978
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
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

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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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	587,810
BUILDING MARKET VALUE	Tax Dist:	72,391
TOTAL MARKET OB/IF VALUE		300,000
TOTAL LAND VALUE - MARKET		960,201
TOTAL MARKET VALUE		388,511
SOH/AGL Deduction		571,690
ASSESSED VALUE		50,000
TOTAL EXEMPTION VALUE	HX HB	521,690
BASE TAXABLE VALUE		960,201
TOTAL JUST VALUE		0
NCON VALUE		
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B178971	SWIM POOL	50,000	10/11/2017
B1529876	CO ISSUED	0	06/03/2015
B1529879	NEW CONSTR	428,494	01/01/2015

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2132/0381	7/06/2017	WD U	I	I	11	100

SALES DATA

GRANTOR: SCRIBNER RICHARD A &	
GRANTEE: SCRIBNER-LALONDE LI	
2057/0369	6/30/2016 WD Q I 01 630,000
GRANTOR: D S WARE HOMES LLC	
GRANTEE: SCRIBNER RICHARD A	

BUILDING NOTES

BUILDING DIMENSIONS	
FOP=[YR=2015] W18 BAS=[YR=2015] W32 S49 FGR=[YR=2017] S23 E28	
FOP=[YR=2015] S2 E12 N2 W2 N5 W8 S5 W2\$ E2 N21 W15 N2 W15\$	
E15 S2 E15 S16 E8 S5 E12 N55 W9 U9 L9 N8\$ S8 D9 R9 E9	
N17\$ PTR=E15 FUS=[YR=2015] E18 D12 R12 D6 L6 W8 S3 E9 S23	
W13 N5 W12 N39\$ W15\$.	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				8
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																						VALUATION BY					STANDARD							
																						Tax Group: 8					Tax Dist:							
																						BUILDING MARKET VALUE					587,810							
																						TOTAL MARKET OB/XF VALUE					72,391							
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