LOT 26
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2308/935

STONE MICHAEL A & DAGNEY N
96212 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

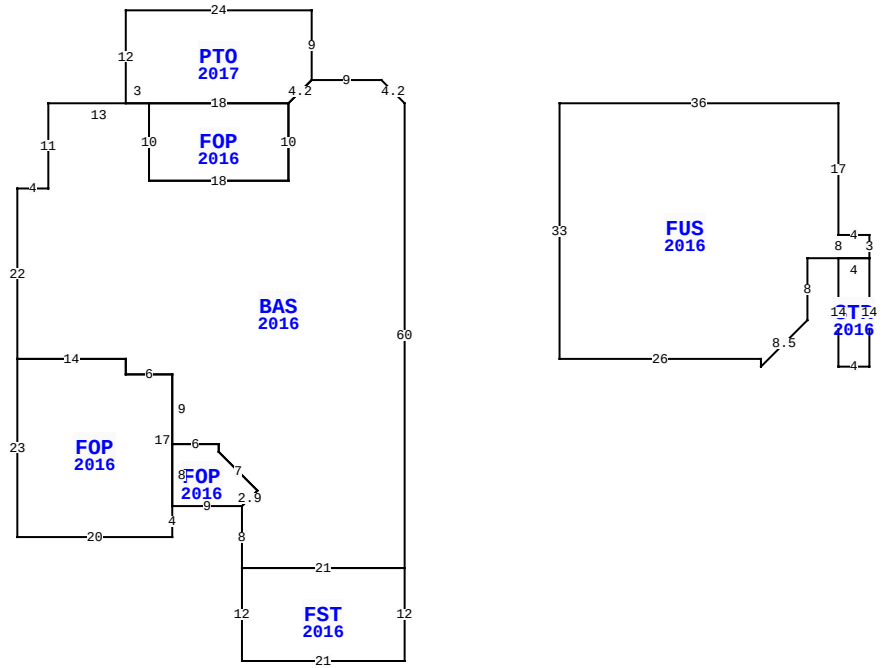
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100	2,144	327,942
FOP	69	30	21	3,212
FOP	180	30	54	8,260
FOP	448	30	134	20,496
FST	252	55	139	21,261
FUS	1,136	100	1,136	173,761
PTO	284	5	14	2,141
STR	56	10	6	917
TOTALS	4,569		3,648	557,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,648	110.0925	156.88	572,298	2016	2016	0	0	0	2.50	97.50

1 SFR CUST - 100% - 2020 Heated Area: 3280 HX Base Yr



96212 OCEAN BREEZE DR, 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		557,991
TOTAL MARKET OB/XF VALUE		20,524
TOTAL LAND VALUE - MARKET		305,250
TOTAL MARKET VALUE		883,765
SOH/AGL Deduction		0
ASSESSED VALUE		883,765
TOTAL EXEMPTION VALUE	13	883,765
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		883,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		673,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705523	SCRNS	6,674	06/21/2017
B1631705	CO ISSUED	0	11/16/2016
B1631705	NEW CONSTR	406,254	01/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0935	10/01/2019	WD	Q	I	01	682,500
GRANTOR: MORRIS ROBERT G II &						
GRANTEE: STONE MICHAEL A & D						
2097/0036	11/18/2016	WD	U	I	11	100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MORRIS ROBERT G II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W9 PTO=[YR=2017] N9 W24 S12 E3 FOP=[YR=2016] S10 E18 N10 W18$ E18 U3 R3 $ D3 L3 S10 W18 N10 W13 S11 W4 S22 FOP=[YR=2016] S23 E20 N4 FOP=[YR=2016] E9 U2 R2 U5 L5 N1 W6 S8$ N17 W6 N2 W14$ E14 S2 E6 S9 E6 S1 D5 R5 D2 L2 S8 FST=[YR=2016] S12 E21 N12 W21$ E21 N60$ PTR=E20 FUS=[YR=2016] E36 S17 E4 S3 STR=[YR=2016] S14 W4 N14 E4$ W8 S8 D6 L6 N1 W26 N33$ W20$.

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	1,030.00	SF	10.00	10.00	100	2016	2016	3	97	9,991	
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2016	2016	3	92	6,182	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
4	0911	SCRN RM A	0	100	0	0	284.00	SF	17.50	17.50	100	2017	2017	3	82	4,075	

LAND DESCRIPTION

TOTAL OB/XF 20,524

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							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	0.14	AC		1.00	1.00	0.50	75,000.00	37,500.00	5,250							

REVIEW DATE 08/09/2017 BY DJ Total Acres: 0.14 Total Land Value: 305,250 Market: 0 Agricultural: 0 Common: 305,250 PRINTED 08/02/2023 BY SYS