LOT 27
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2311/568

ENG EDWARD & AUXILIA MARIA
96208 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

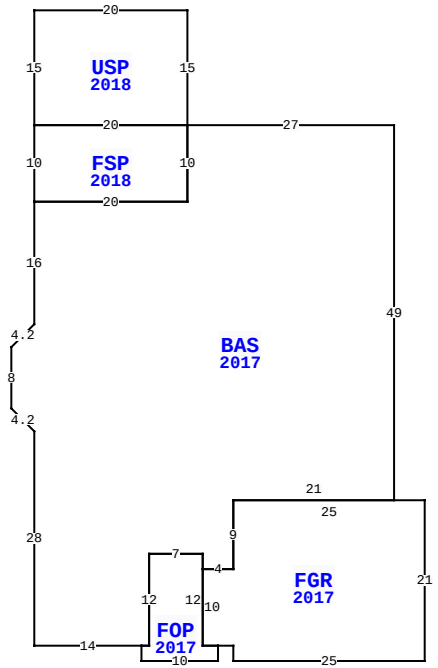
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,506	100	2,506	392,842
FGR	565	55	311	48,753
FOP	104	30	31	4,859
FSP	200	40	80	12,540
USP	300	30	90	14,108
TOTALS	3,675		3,018	473,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,018	112.8288	160.78	485,234	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 2506 HX Base Yr 2018



96208 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		473,103
TOTAL MARKET OB/XF VALUE		5,271
TOTAL LAND VALUE - MARKET		305,250
TOTAL MARKET VALUE		783,624
SOH/AGL Deduction		314,028
ASSESSED VALUE		469,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		419,596
TOTAL JUST VALUE		783,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808189	SCRNENCL	0	10/01/2018
B1705131	CO ISSUED	0	06/09/2017
B1733663	NEW CONSTR	319,528	01/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0568	10/08/2019	SW	U	V	37	4,900
GRANTOR: KAPER JENNIFER						
GRANTEE: ENG EDWARD & AUXILI						
2128/1071	6/15/2017	WD	Q	I	02	482,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: ENG EDWARD & AUXILI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W27 USP=[YR=2018] N15 W20 S15 FSP=[YR=2018] S10 E20 N10 W20$ E20$ S10 W20 S16 D3 L3 S8 D3 R3 S28 E14 FOP=[YR=2017] S2 E10 N2 FGR=[YR=2017] E2 S2 E25 N21 W25 S9 W4 S10 E2$ W2 N12 W7 S12 W1$ E1 N12 E7 S2 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	636.00	SF	7.00	7.00	100	2017	2017	3	97	4,318	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2017	2017	3	97	733	
3	0855	CONC PAVER	0	100	4	4	16.00	SF	7.00	7.00	100	2018	2018	3	98	110	
4	0855	CONC PAVER	0	100	4	4	16.00	SF	7.00	7.00	100	2018	2018	3	98	110	

LAND DESCRIPTION

TOTAL OB/XF 5,271

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 11/29/2018 BY DJ Total Acres: 0.14 Total Land Value: 305,250 Market: 0 Agricultural: 0 Common: 305,250 PRINTED 08/02/2023 BY SYS