

LOT 28
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2311/481

MCHUGH WILLIAM E JR & MARION H
96204 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0028-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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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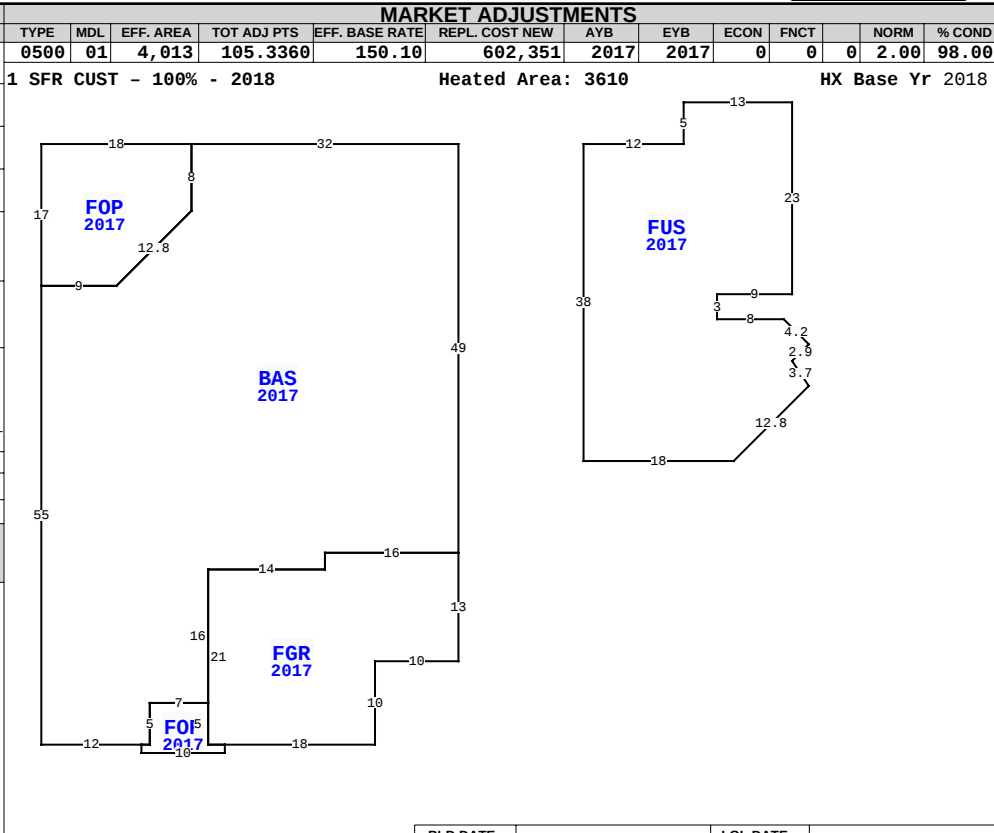
NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2,638	388,045
FGR	562	55	309	45,453
FOP	45	30	14	2,059
FOP	266	30	80	11,768
FUS	972	100	972	142,979

TOTALS	4,483		4,013	590,304
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0 100	0	0	1,396.00	SF	7.00	7.00	
3	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	7.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	0.14	AC



96204 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											11,846		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LA	
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL	
		0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3	
5	OR	0.00	0.00	0.14	AC		1.00	1.00	0.50	75,000.00	37,500.00		

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION SUMMARY										
VALUATION BY								STANDARD		
Tax Group: 8								Tax Dist:		
BUILDING MARKET VALUE								590,304		
TOTAL MARKET OB/XF VALUE								11,846		
TOTAL LAND VALUE - MARKET								305,250		
TOTAL MARKET VALUE								907,400		
SOH/AGL Deduction								360,113		
ASSESSED VALUE								547,287		
TOTAL EXEMPTION VALUE								HX HB 50,000		
BASE TAXABLE VALUE								497,287		
TOTAL JUST VALUE								907,400		
NCON VALUE								0		
INCOME VALUE										
PREVIOUS YEAR MKT VALUE								694,708		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011185	CO ISSUED	0	12/15/2017
B1705114	NEW CONSTR	444,075	06/08/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2311/0481	10/08/2019	SW	U	V	37	5,000	
GRANTOR: KAPER JENNIFER							
GRANTEE: MCHUGH WILLIAM E &							
2165/0203	12/15/2017	WD	Q	I	01	625,100	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: MCHUGH WILLIAM E JR							

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2017] W32 FOP=[YR=2017] W18 S17 E9 U9 R9 N8\$ S8 D9 L9 W9 S55 E12 FOP=[YR=2017] S1 E10 N1 FGR=[YR=2017] E18 N10 E10 N13 W16 S2 W14 S21 E2\$ W2 N5 W7 S5 W1\$ E1 N5 E7 N16 E14 N2 E16 N49\$ PTR=E15 FUS=[YR=2017] E12 N5 E13 S23 W9 S3 E8 D3 R3 D2 L2 D3 R2 D9 L9 W18 N38\$ W15\$.										