

LOT 29
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2311/590

KAPER JUSTIN M & JENNIFER L
96200 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0029-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	14 WD SHINGLE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	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	2,559	100	2,559	410,781
FGR	455	55	250	40,131
FOP	171	30	51	8,187
FOP	298	30	89	14,287
FUS	367	100	367	58,912
STR	56	10	6	963

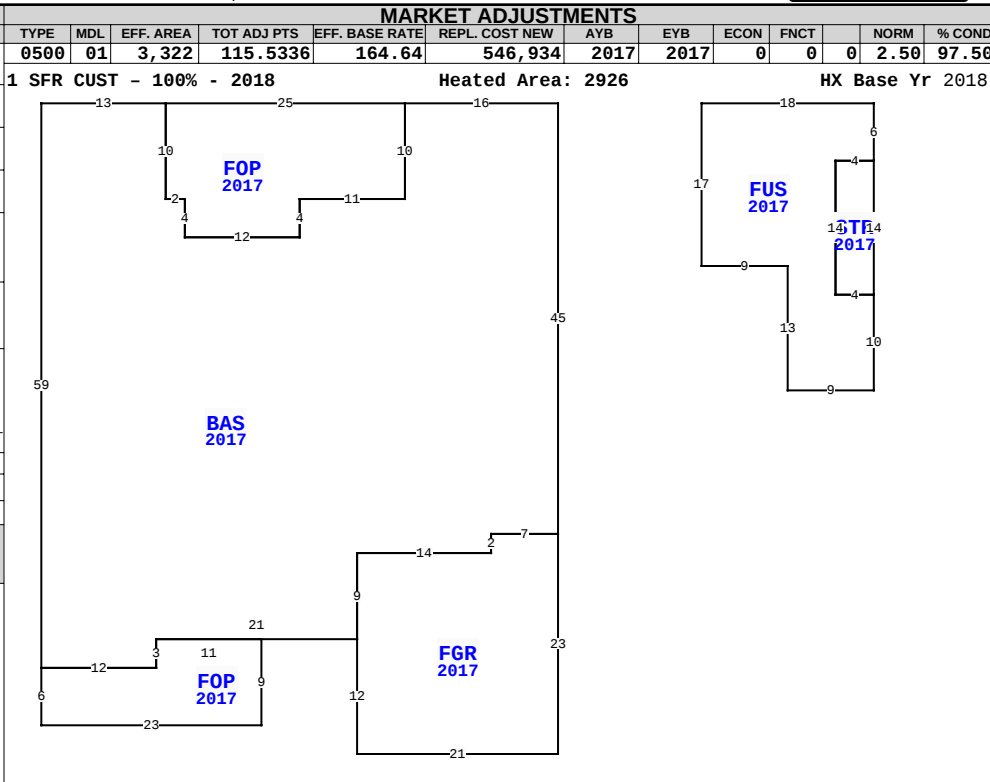
TOTALS	3,906	3,322	533,261
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EXTRA FEATURES	
L N	OB/XF CODE

L N	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	648.00	SF	7.00	7.00	100	2017	2017	3	97	4,400	
2	0855	CONC PAVER	0 100	0	0	69.00	SF	7.00	7.00	100	2017	2017	3	97	469	
3	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00	100	2018	2018	3	90	39,168	
4	0911	SCRN RM A	0 100	0	0	736.00	SF	17.50	17.50	100	2018	2018	3	86	11,077	
5	0855	CONC PAVER	0 100	0	0	174.00	SF	10.00	10.00	100	2018	2018	3	98	1,705	
6	0855	CONC PAVER	0 100	0	0	222.00	SF	7.00	7.00	100	2018	2018	3	98	1,523	
7	0855	CONC PAVER	0 100	0	0	112.00	SF	7.00	7.00	100	2018	2018	3	98	768	

LAND DESCRIPTION	
L N	USE CODE
1	000100
2	000115

REVIEW DATE	05/02/2018	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF																59,110
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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
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	0.09	AC		1.00	1.00	0.50	75,000.00	37,500.00	3,375

Total Acres:	0.09	Total Land Value:	303,375	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			533,261
TOTAL MARKET OB/XF VALUE			59,110
TOTAL LAND VALUE - MARKET			303,375
TOTAL MARKET VALUE			895,746
SOH/AGL Deduction			343,282
ASSESSED VALUE			552,464
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			502,464
TOTAL JUST VALUE			895,746
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			685,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711104	SCRNROOM	17,954	12/13/2017
B1708568	SWIM POOL	50,000	09/27/2017
B1632482	C0 ISSUED	0	02/06/2017
B1632482	NEW CONSTR	360,920	06/10/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2311/0590	10/08/2019	SW	U	V	30
GRANTOR: KAPER JENNIFER					
GRANTEE: KAPER JUSTIN M & JE					
2131/1241	6/26/2017	SW	Q	I	02
GRANTOR: ARTISAN HOMES LLC					
GRANTEE: KAPER JUSTIN M & JE					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2017] W16 FOP=[YR=2017] W25 S10 E2 S4 E12 N4 E11 N10\$ S10 W11 S4 W12 N4 W2 N10 W13 S59 FOP=[YR=2017] S6 E23 N9 W11 S3 W12\$ E12 N3 E21 FGR=[YR=2017] S12 E21 N23 W7 S2 W14 S9\$ N9 E14 N2 E7 N45\$ PTR= E15 FUS=[YR=2017] E18 S6 STR=[YR=2017] S14 W4 N14 E4\$ W4 S14 E4 S10 W9 N13 W9 N17\$ W15\$.	