

LOT 30  
OCEAN BREEZE AT AMELIA PB 8/91  
& PT OF LOT 25 IN OR 2311/576

TETA JAMES M & ELIZABETH A  
96196 OCEAN BREEZE DR  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0030-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| 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           | 14 | CARPET 60      |
| Interior Floor           | 11 | CLAY TILE 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    |

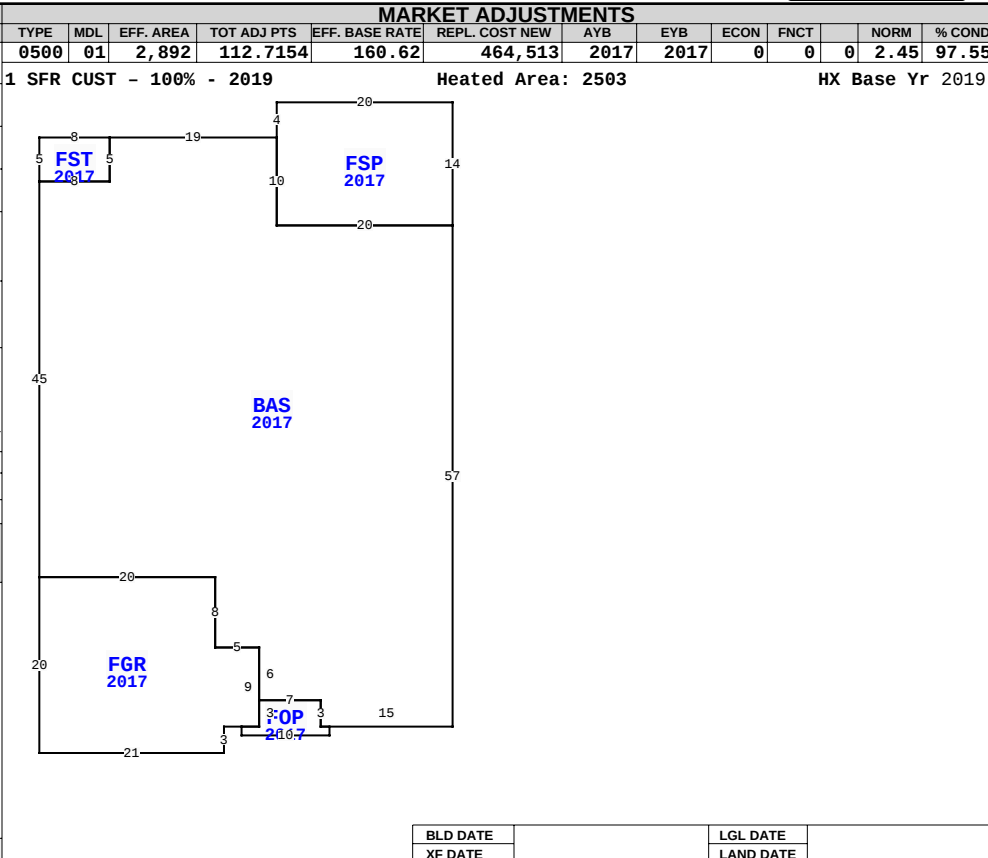
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2122.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,503            | 100         | 2,503        | 392,182              |
| FGR       | 448              | 55          | 246          | 38,545               |
| FOP       | 31               | 30          | 9            | 1,411                |
| FSP       | 280              | 40          | 112          | 17,548               |
| FST       | 40               | 55          | 22           | 3,447                |
| TOTALS    | 3,302            |             | 2,892        | 453,132              |

| 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 | 692.00 | SF | 7.00  | 7.00           | 100       | 2017    | 2017        | 3 | 97     | 4,699           |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 48.00  | SF | 7.00  | 7.00           | 100       | 2018    | 2018        | 3 | 98     | 329             |       |
| 3   | 0855       | CONC PAVER  | 0 100   | 3 | 3 | 9.00   | SF | 7.00  | 7.00           | 100       | 2017    | 2017        | 3 | 97     | 61              |       |
| 4   | 0855       | CONC PAVER  | 0 100   | 4 | 5 | 20.00  | SF | 7.00  | 7.00           | 100       | 2017    | 2017        | 3 | 97     | 136             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 5,225    |     |      |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |      |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 300,000.00 | 300,000.00     |
| 2                | 000115   | C   | SFR ACRES            | 100 | 0005 | OR       | 0.00  | 0.00  | 0.04        | AC        |     | 1.00     | 1.00   | 0.50    | 75,000.00  | 37,500.00      |

REVIEW DATE 03/02/2017 BY DJ



|                                         |  |  |  |  |  |  |  |  |  |          |  |           |  |
|-----------------------------------------|--|--|--|--|--|--|--|--|--|----------|--|-----------|--|
| 96196 OCEAN BREEZE DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |  |
|                                         |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE |  |
|                                         |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   |  |

| TOTAL OB/XF 5,225 |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |
|-------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                 | 000100   | C   | SFR                  | 100 |      |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 300,000.00 | 300,000.00     |
| 2                 | 000115   | C   | SFR ACRES            | 100 | 0005 | OR       | 0.00  | 0.00  | 0.04        | AC        |     | 1.00     | 1.00   | 0.50    | 75,000.00  | 37,500.00      |

Total Acres: 0.04 Total Land Value: 301,500 Market: 0 Agricultural: 0 Common: 301,500

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  | 8       |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|---------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |         |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 8 |  |  |  |         |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  | 453,132 |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |              |  |  |  | 5,225   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |              |  |  |  | 301,500 |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  | 759,857 |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |              |  |  |  | 300,219 |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |              |  |  |  | 459,638 |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB        |  |  |  | 50,000  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  | 409,638 |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |              |  |  |  | 759,857 |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |              |  |  |  | 0       |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |         |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |              |  |  |  | 570,776 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1633077   | CO ISSUED   | 0       | 02/17/2017 |
| B1633077   | NEW CONSTR  | 312,001 | 09/19/2016 |

| SALES DATA                   |            |              |        |        |           |               |         |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|---------|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |         |
| 2311/0576                    | 10/08/2019 | SW           | U      | V      | 11        |               | 100     |
| GRANTOR: KAPER JENNIFER      |            |              |        |        |           |               |         |
| GRANTEE: TETA JAMES M & ELIZ |            |              |        |        |           |               |         |
| 2102/0906                    | 2/17/2017  | WD           | Q      | I      | 01        |               | 460,300 |
| GRANTOR: D S WARE HOMES LLC  |            |              |        |        |           |               |         |
| GRANTEE: TETA JAMES M & ELIZ |            |              |        |        |           |               |         |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2017] W20 S4 BAS=[YR=2017] W19 FST=[YR=2017] W8 S5 E8 N5\$ S5 W8 S45 FGR=[YR=2017] S20 E21 N3 E2 FOP=[YR=2017] S1 E10 N1 W1 N3 W7 S3 W2\$ E2 N9 W5 N8 W20\$ E20 S8 E5 S6 E7 S3 E15 N57 W20 N10\$ S10 E20 N14\$. |  |  |  |  |  |  |  |  |  |

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