

LOT 31
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2460/1563

FERNALD DE HENDRICKSON TRUST/HENDRICKSON AMES DAVI
P O BOX 15908
FERNANDINA BEACH, FL 32035

2023

00-00-30-0741-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	331,668
FGR	498	55	274	46,084
FOP	78	30	23	3,868
FOP	182	30	55	9,250
FUS	536	100	536	90,149
STR	64	10	6	1,010

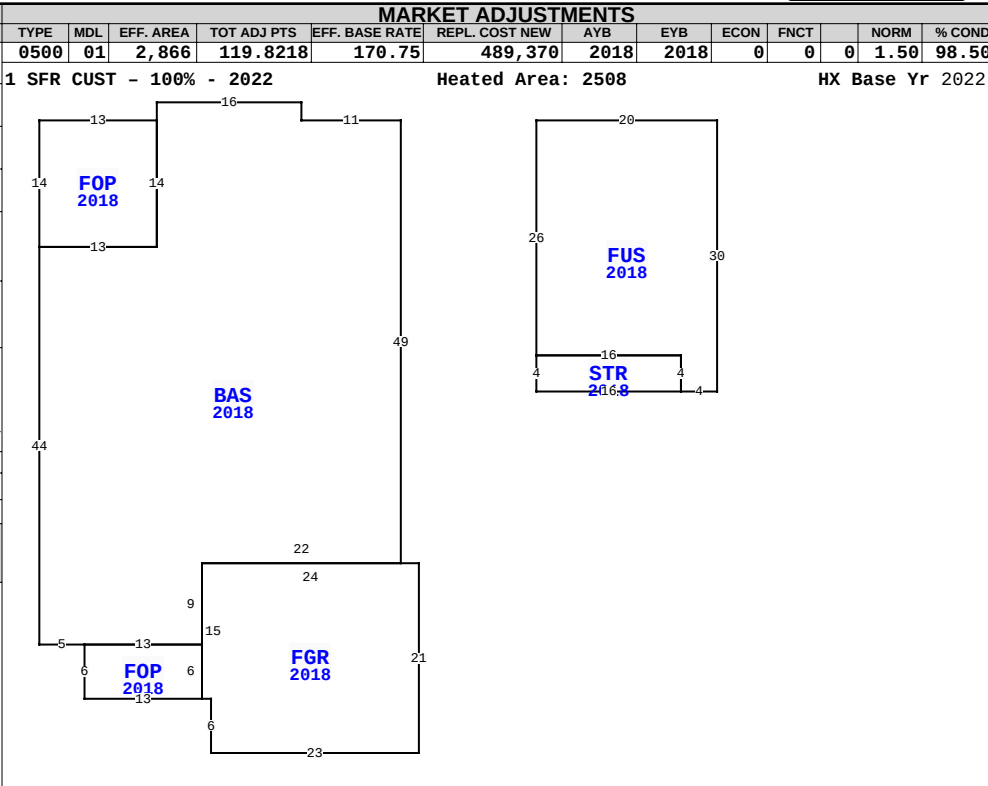
TOTALS	3,330	2,866	482,029
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EXTRA FEATURES			
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0 100	0	0	656.00	SF	7.00	7.00	100	2018	2018	3	98	4,500	
3	0855	CONC PAVER	0 100	0	0	45.00	SF	7.00	7.00	100	2018	2018	3	98	309	

LAND DESCRIPTION															
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	0.10	AC		1.00	1.00	1.00	75,000.00

REVIEW DATE	10/18/2018	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96192 OCEAN BREEZE DR, FERNANDINA BEACH

TOTAL OB/XF															
6,789															

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6,789															

Total Acres: 0.10	Total Land Value: 307,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		482,029	
TOTAL MARKET OB/XF VALUE		6,789	
TOTAL LAND VALUE - MARKET		307,500	
TOTAL MARKET VALUE		796,318	
SOH/AGL Deduction		201,094	
ASSESSED VALUE		595,224	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		545,224	
TOTAL JUST VALUE		796,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		601,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810877	CO ISSUED	0	10/29/2018
B1803682	NEW CONSTR	326,659	04/11/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2460/1563	5/03/2021	WD Q	I	01	
GRANTOR: MILES JAMES M & REBEC					
GRANTEE: FERNALD DE HENDRICK					
2311/0960	10/08/2019	SW U	V	37	5,300
GRANTOR: KAPER JENNIFER					
GRANTEE: MILES JAMES M & REB					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2018] W11 N2 W16 S2 FOP=[YR=2018] W13 S14 E13 N14\$ S14 W13 S44 E5 FOP=[YR=2018] S6 E13 FGR=[YR=2018] E1 S6 E23 N21 W24 S15\$ N6 W13\$ E13 N9 E22 N49\$ PTR=E15 FUS=[YR=2018] E20 S30 W4 STR=[YR=2018] W16 N4 E16 S4\$ N4 W16 N26\$ W15\$.															