

LOT 35
IN OR 2091/733
OCEAN BREEZE AT AMELIA PB 8/91

LUCAS JASON L/JONES JESSICA N
96176 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0035-0000



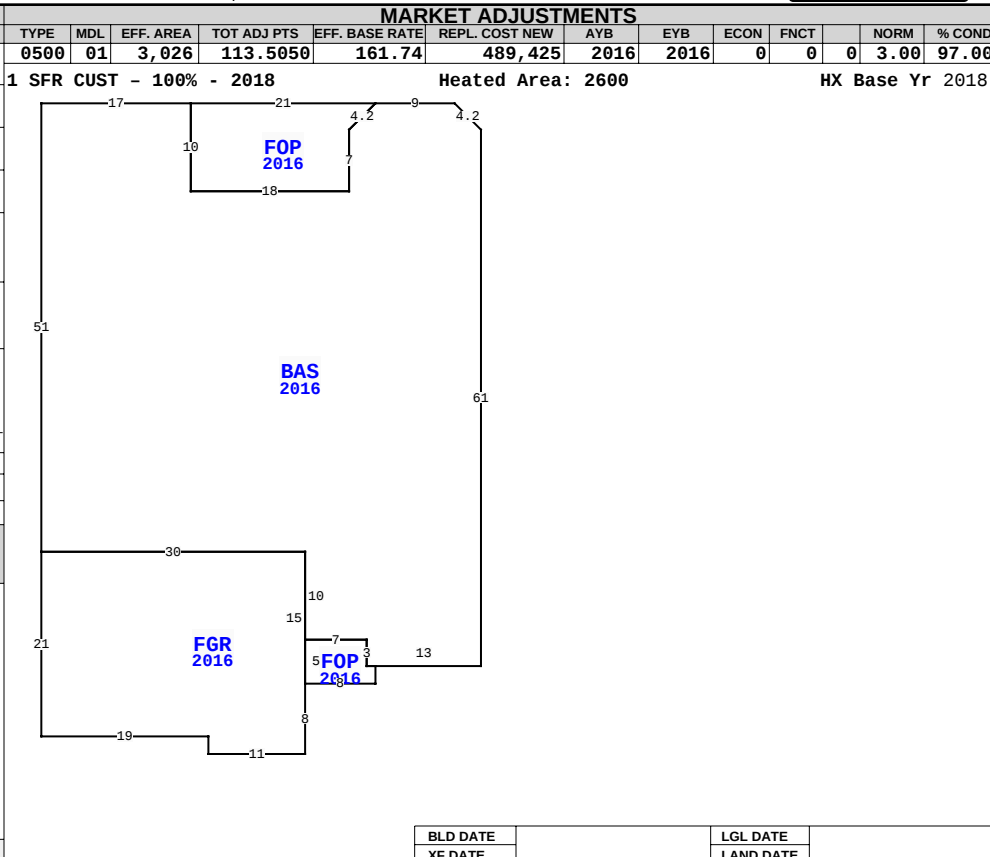
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,600	100	2,600	407,908
FGR	652	55	359	56,323
FOP	37	30	11	1,726
FOP	185	30	56	8,785
TOTALS	3,474		3,026	474,742

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,079.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	0	0	48.00	SF	10.00	10.00	100	2016
3	0476	VF 6 SBPL	0 100	0	0	157.00	LF	32.00	32.00	100	2016
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016
5	0861	POOL GUNIT	0 100	0	0	365.00	SF	85.00	85.00	100	2018
6	0855	CONC PAVER	0 100	0	0	1,125.00	SF	10.00	10.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
54,778											

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54,778											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE											
474,742											
TOTAL MARKET OB/XF VALUE											
54,778											
TOTAL LAND VALUE - MARKET											
300,000											
TOTAL MARKET VALUE											
829,520											
SOH/AGL Deduction											
341,562											
ASSESSED VALUE											
487,958											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
437,958											
TOTAL JUST VALUE											
829,520											
NCON VALUE											
38,948											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
575,066											

BUILDING DIMENSIONS												
BAS=[YR=2016] U3 L3 W9 FOP=[YR=2016] W21 S10 E18 N7 U3 R3 \$ D3 L3 S7 W18 N10 W17 S51 FGR=[YR=2016] S21 E19 S2 E11 N8 FOP=[YR=2016] E8 N2 W1 N3 W7 S5\$ N15 W30\$ E30 S10 E7 S3 E13 N61\$.												