



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
---------	--	----------	----

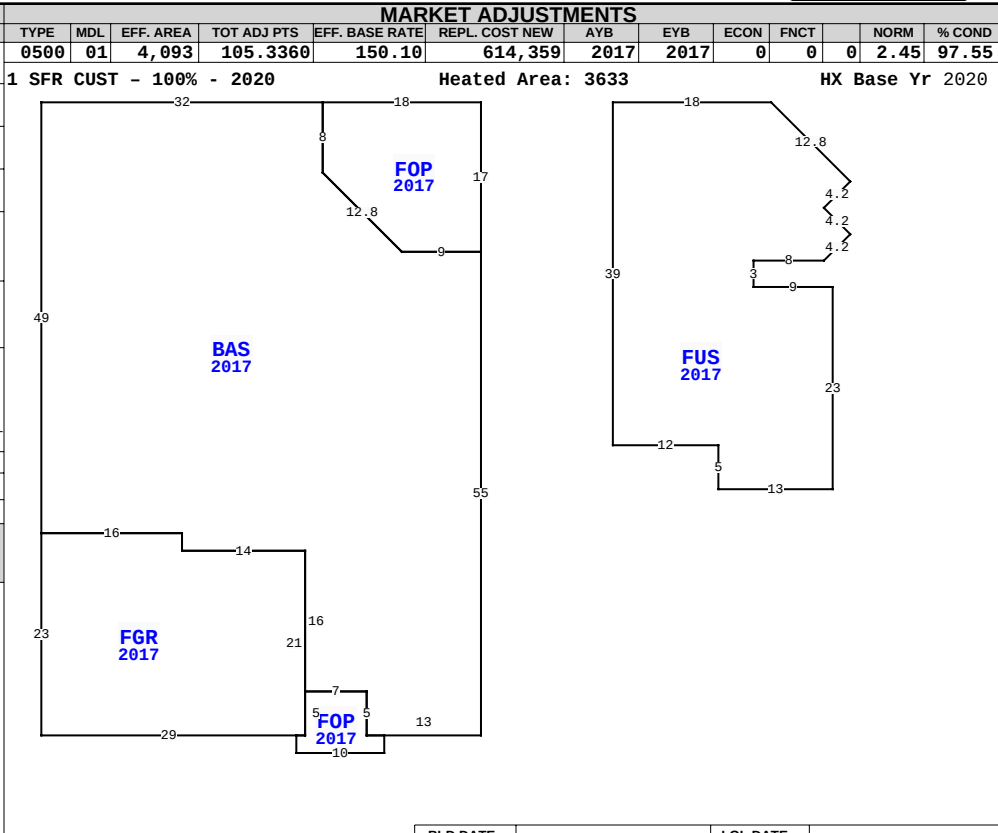
NEIGHBORHOOD/LOC	2122.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2,638	386,263
FGR	662	55	364	53,297
FOP	55	30	16	2,343
FOP	266	30	80	11,714
FUS	995	100	995	145,691
TOTALS	4,616		4,093	599,307

EXTRA FEATURES		
----------------	--	--

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP					
1	000100	C	SFR	100					



96172 OCEAN BREEZE DR, FERNANDINA BEACH

TOTAL OB/XF			9,816
-------------	--	--	-------

TOTAL OB/XF			9,816
-------------	--	--	-------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										599,307	
TOTAL MARKET OB/XF VALUE										9,816	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										909,123	
SOH/AGL Deduction										418,539	
ASSESSED VALUE										490,584	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										435,584	
TOTAL JUST VALUE										909,123	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										695,966	
SALES DATA											
OFF RECORD Number										DATE	
2295/1507										8/05/2019	
GRANTOR: SHEFFIELD GEORGE W SR										TYPE INST	
GRANTEE: DAVITO STEVEN PETER										Q U	
2124/0868										5/26/2017	
GRANTOR: D S WARE HOMES LLC										WD Q	
GRANTEE: SHEFFIELD GEORGE W										I 02	
BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2017] W18 BAS=[YR=2017] W32 S49 FGR=[YR=2017] S23 E29											
FOP=[YR=2017] S2 E10 N2 W2 N5 W7 S5 W1\$ E1 N21 W14 N2 W16\$											
E16 S2 E14 S16 E7 S5 E13 N55 W9 U9 L9 N8\$ S8 D9 R9 E9											
N17\$ PTR=E15 FUS=[YR=2017] E18 D9 R9 D3 L3 R3 D3 D3 L3											
W8 S3 E9 S23 W13 N5 W12 N39\$ W15\$.											