

LOT 37  
IN OR 2101/1147  
OCEAN BREEZE AT AMELIA PB 8/91

STIDHAM SAMUEL A & VALERIE S  
96168 OCEAN BREEZE DR  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0037-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                                         |                      | MARKET ADJUSTMENTS |             |                |                |                |           |         |             |        |         | NASSAU COUNTY PROPERTY |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|------------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                                    | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | PAGE 1 of 1            |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Exterior Wall                                                                                                                                | 10               | ABOVE AVG 100  | 0500                                    | 01                   | 3,645              | 113.2110    | 161.33         | 588,048        | 2017           | 2017      | 0       | 0           | 2.00   | 98.00   |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100  | 1 SFR CUST - 100% - 2018                |                      |                    |             |                |                |                |           |         |             |        |         |                        | Heated Area: 3178 |            |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                                         |                      |                    |             |                |                |                |           |         |             |        |         |                        | HX Base Yr 2018   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                                         |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 60   |                                         |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 40      |                                         |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                                         |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                                         |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                     | 4                | 100            |                                         |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| Bathrooms                                                                                                                                    | 4                | 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                                                                                                                                          | 2,757            | 100            | 2,757                                   | 435,891              |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| FGR                                                                                                                                          | 672              | 55             | 370                                     | 58,498               |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                          | 122              | 30             | 37                                      | 5,850                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                          | 200              | 30             | 60                                      | 9,486                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| FUS                                                                                                                                          | 421              | 100            | 421                                     | 66,562               |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 4,172                                   | 3,645                | 576,287            |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 96168 OCEAN BREEZE DR, FERNANDINA BEACH |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 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                  | 1,202.00    | SF             | 7.00           | 7.00           | 100       | 2017    | 2017        | 3      | 97      | 8,162                  |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                            | 0855             | CONC PAVER     | 0 100                                   | 0                    | 0                  | 33.00       | SF             | 7.00           | 7.00           | 100       | 2017    | 2017        | 3      | 97      | 224                    |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                            | 0911             | SCRN RM A      | 0 100                                   | 0                    | 0                  | 825.00      | SF             | 17.50          | 17.50          | 100       | 2018    | 2018        | 3      | 86      | 12,416                 |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 4                                                                                                                                            | 0861             | POOL GUNIT     | 0 100                                   | 0                    | 0                  | 396.00      | SF             | 85.00          | 85.00          | 100       | 2018    | 2018        | 3      | 90      | 30,294                 |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 5                                                                                                                                            | 0855             | CONC PAVER     | 0 100                                   | 0                    | 0                  | 429.00      | SF             | 10.00          | 10.00          | 100       | 2018    | 2018        | 3      | 98      | 4,204                  |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 6                                                                                                                                            | 0871             | POOL HTR R     | 0 100                                   | 0                    | 0                  | 1.00        | UT             | 2,000.00       | 2,000.00       | 100       | 2018    | 2018        | 3      | 86      | 1,720                  |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 7                                                                                                                                            | 0855             | CONC PAVER     | 0 100                                   | 12                   | 11                 | 132.00      | SF             | 7.00           | 7.00           | 100       | 2018    | 2018        | 3      | 98      | 906                    |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 8                                                                                                                                            | 0476             | VF 6 SBPL      | 0 100                                   | 0                    | 0                  | 180.00      | LF             | 32.00          | 32.00          | 100       | 2018    | 2018        | 3      | 95      | 5,472                  |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 9                                                                                                                                            | 0470             | VNYL GATE      | 0 100                                   | 0                    | 0                  | 2.00        | UT             | 300.00         | 300.00         | 100       | 2018    | 2018        | 3      | 95      | 570                    |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 10                                                                                                                                           | 0855             | CONC PAVER     | 0 100                                   | 0                    | 0                  | 363.00      | SF             | 7.00           | 7.00           | 100       | 2018    | 2018        | 3      | 98      | 2,490                  |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                | TOTAL OB/XF 66,458                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |
| 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |
| 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    |                             |      |         |      |     |    |        |  |  |  |  |
| REVIEW DATE 11/29/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS |                  |                |                                         |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |  |