LOT 41
IN OR 2167/1795
OCEAN BREEZE AT AMELIA PB 8/91

TSCHETTER LON & EVE
96152 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

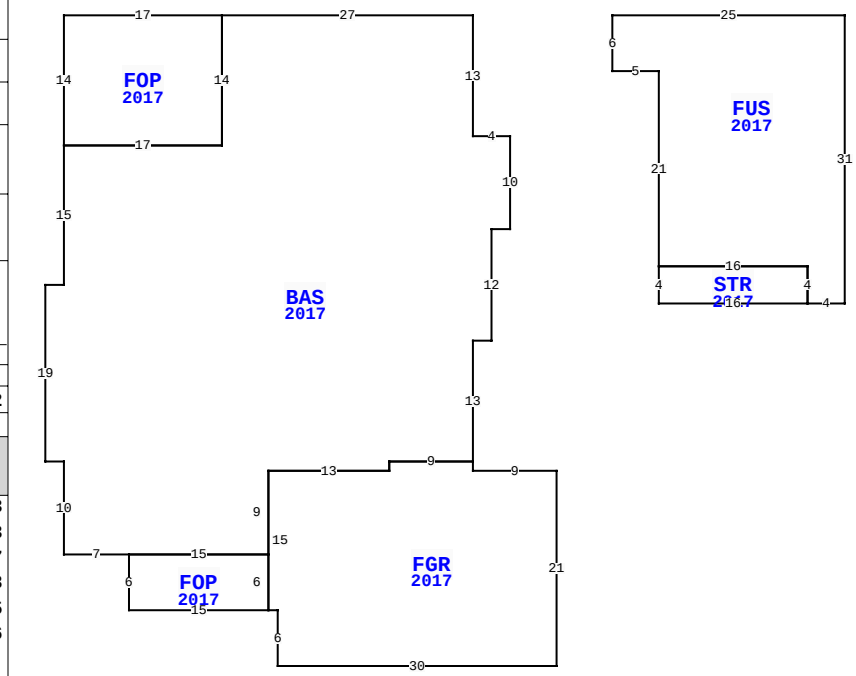
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,209	100	2,209	340,943
FGR	654	55	360	55,563
FOP	90	30	27	4,167
FOP	238	30	71	10,958
FUS	586	100	586	90,445
STR	64	10	6	926
TOTALS	3,841		3,259	503,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,259	111.0900	158.30	515,900	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 2795 HX Base Yr 2018



96152 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		503,002
TOTAL MARKET OB/XF VALUE		57,193
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		860,195
SOH/AGL Deduction		340,720
ASSESSED VALUE		519,475
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		469,475
TOTAL JUST VALUE		860,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802607	SCRN	20,664	03/13/2018
B1801269	SWIM POOL	48,100	02/06/2018
17011558	CO ISSUED	0	12/29/2017
B1706026	NEW CONSTR	347,125	07/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1795	12/29/2017	WD	Q	I	02	540,300
GRANTOR: W R HOWELL COMPANY						
GRANTEE: TSCHETTER LON & EVE						
2100/0462	2/06/2017	SW	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W27 FOP=[YR=2017] W17 S14 E17 N14$ S14 W17 S15 W2 S19 E2 S10 E7 FOP=[YR=2017] S6 E15 FGR=[YR=2017] E1 S6 E30 N21 W9 N1 W9 S1 W13 S15$ N6 W15$ E15 N9 E13 N1 E9 N13 E2 N12 E2 N10 W4 N13$ PTR= E15 FUS=[YR=2017] E25 S31 W4 STR=[YR=2017] W16 N4 E16 S4$ N4 W16 N21 W5 N6$ W15$.

EXTRA FEATURES

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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,170.00	SF	7.00	7.00	100	2017	2017	3	97	7,944	
3	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2017	2017	3	97	387	
4	0861	POOL GUNIT	0	100	0	0	297.00	SF	85.00	85.00	100	2018	2018	3	90	22,721	
5	0911	SCRN RM A	0	100	0	0	792.00	SF	17.50	17.50	100	2018	2018	3	86	11,920	
6	0855	CONC PAVER	0	100	0	0	495.00	SF	10.00	10.00	100	2018	2018	3	98	4,851	
7	0476	VF 6 SBPL	0	100	0	0	225.00	LF	32.00	32.00	100	2018	2018	3	95	6,840	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 57,193

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 07/17/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS