



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

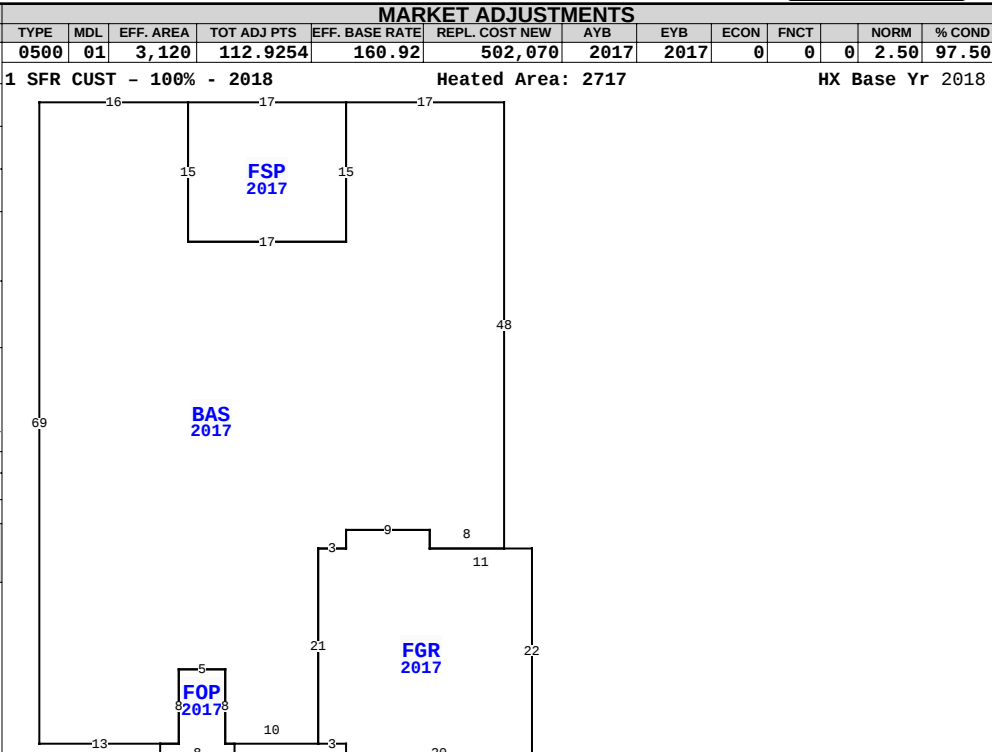
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2,717	426,290
FGR	521	55	287	45,029
FOP	48	30	14	2,197
FSP	255	40	102	16,004

TOTALS	3,541		3,120	489,518
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	448.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00
4	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	780.00	SF	10.00
6	0476	VF 6 SBPL	0	100	0	0	218.00	LF	32.00
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

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



96144 OCEAN BREEZE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	448.00	SF	7.00	7.00	100	2017	2017	3	97	3,042	
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	360.00	SF	85.00	85.00	100	2018	2018	3	90	27,540	
5	0855	CONC PAVER	0	100	0	0	780.00	SF	10.00	10.00	100	2018	2018	3	98	7,644	
6	0476	VF 6 SBPL	0	100	0	0	218.00	LF	32.00	32.00	100	2018	2018	3	95	6,627	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

TOTAL OB/XF														47,770			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000.00						

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										489,518	
TOTAL MARKET OB/XF VALUE										47,770	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										837,288	
SOH/AGL Deduction										332,382	
ASSESSED VALUE										504,906	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										454,906	
TOTAL JUST VALUE										837,288	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										634,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801249	SWIM POOL	35,000	02/05/2018
17011506	CO ISSUED	0	12/28/2017
1706759	NEW CONSTR	315,098	07/28/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2632/622	4/18/2023	WD	U	I	11	100	
GRANTOR: BLACKSTONE MICHAEL &							
GRANTEE: BLACKSTONE FAMILY L							
2167/1111	12/29/2017	WD	Q	I	02	555,300	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: BLACKSTONE MICHAEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FSP=[YR=2017] W17 S15 E17 N15\$ S15 W17 N15 W16 S69 E13 FOP=[YR=2017] S1 E8 N1 W1 N8 W5 S8 W2\$ E2 N8 E5 S8 E10 FGR=[YR=2017] E3 S1 E20 N22 W11 N2 W9 S2 W3 S21\$ N21 E3 N2 E9 S2 E8 N48\$.									