

LOT 44
IN OR 2140/1302
OCEAN BREEZE AT AMELIA PB 8/91

HIGHSMITH JENNIFER & BRANDON
96140 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0044-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
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	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2,009	319,263
FGR	484	55	266	42,272
FOP	40	30	12	1,907
FOP	156	30	47	7,470
FUS	867	100	867	137,781
STR	78	10	8	1,271

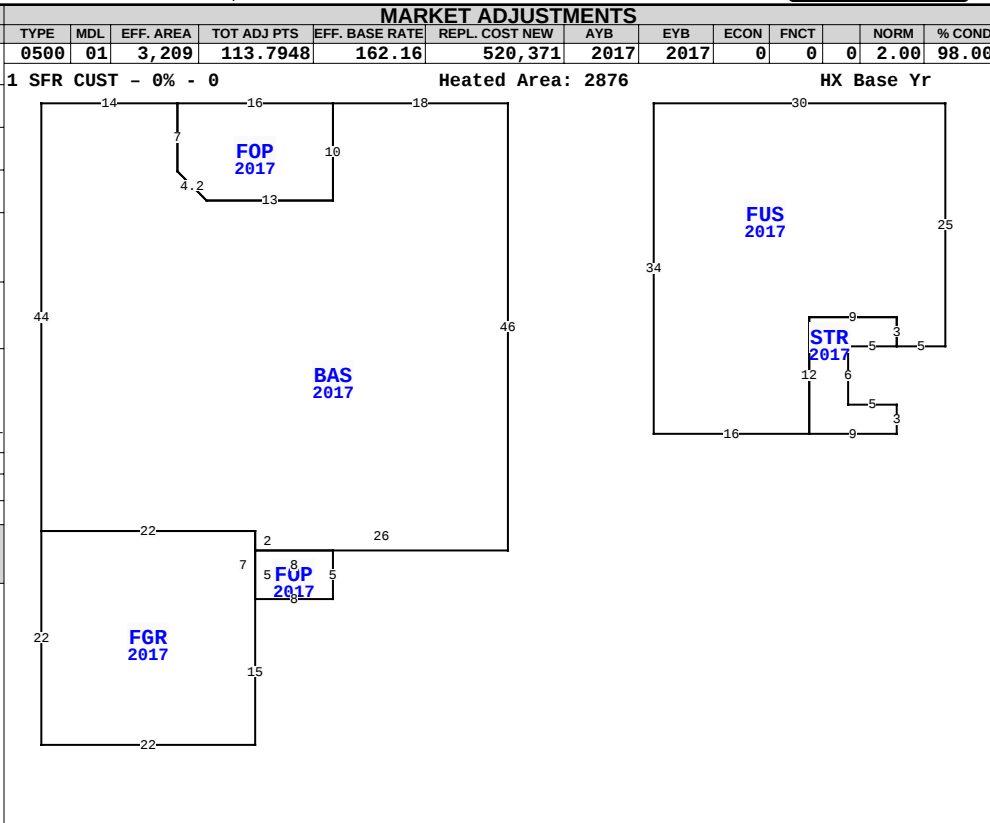
TOTALS	3,634		3,209	509,964
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EXTRA FEATURES

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	0855	CONC PAVER	0	0	0	440.00	SF	7.00	7.00	100	2017	2017	3	97	2,988	
2	0855	CONC PAVER	0	0	0	78.00	SF	7.00	7.00	100	2017	2017	3	97	530	

LAND DESCRIPTION

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



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

96140 OCEAN BREEZE DR, FERNANDINA BEACH

TOTAL OB/XF

3,518

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		509,964
TOTAL MARKET OB/XF VALUE		3,518
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		813,482
SOH/AGL Deduction		214,444
ASSESSED VALUE		599,038
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		599,038
TOTAL JUST VALUE		813,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B176776	CO ISSUED	0	07/31/2017
B1633431	NEW CONSTR	349,836	11/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1302	7/27/2017	SW	Q	I	01	479,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HIGHSMITH JENNIFER						
2136/0878	7/07/2017	SW	U	V	11	100
GRANTOR: W R HOWELL COMPANY						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] W16 S7 D3 R3 E13 N10\$ S10 W13 U3 L3 N7 W14 S44 FGR=[YR=2017] S22 E22 N15 FOP=[YR=2017] E8 N5 W8 S5\$ N7 W22\$ E22 S2 E26 N46\$ PTR=E15 FUS=[YR=2017] E30 S25 W5 STR=[YR=2017] W5 S6 E5 S3 W9 N12 E9 S3\$ N3 W9 S12 W16 N34\$ W15\$.