

LOT 47
IN OR 2393/1289
OCEAN BREEZE AT AMELIA PB 8/91

LARSON HENRY A & MARIE H
96128 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0047-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	14 WD SHINGLE 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
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

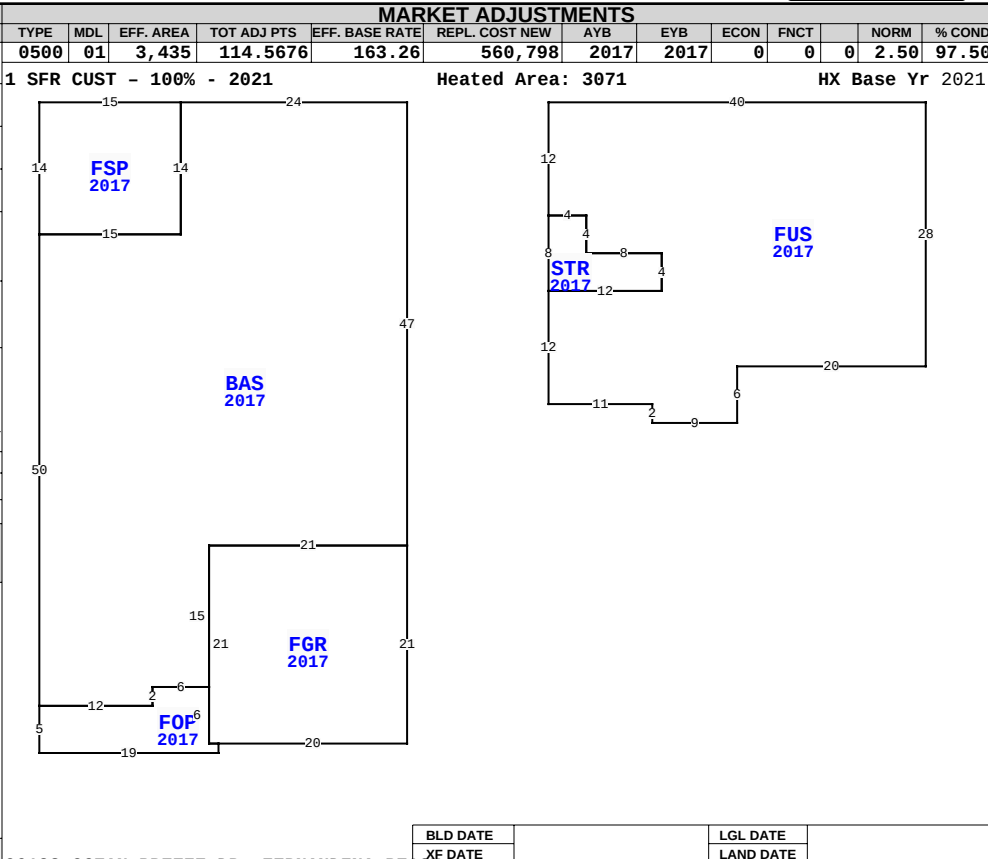
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1,917	305,145
FGR	441	55	243	38,680
FOP	103	30	31	4,934
FSP	210	40	84	13,371
FUS	1,154	100	1,154	183,692
STR	64	10	6	956

TOTALS	3,889		3,435	546,778
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	594.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	70.00	SF	7.00	7.00
3	0861	POOL GUNIT	0 100	0	0	442.00	SF	85.00	85.00
4	0911	SCRN RM A	0 100	0	0	920.00	SF	17.50	17.50
5	0855	CONC PAVER	0 100	0	0	478.00	SF	7.00	7.00

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



TOTAL OB/XF									
53,642									

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53,642									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					546,778				
TOTAL MARKET OB/XF VALUE					53,642				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					900,420				
SOH/AGL Deduction					343,116				
ASSESSED VALUE					557,304				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					507,304				
TOTAL JUST VALUE					900,420				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					688,576				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001647	SCRNENCL	22,096	03/01/2017
1700817	SCRNENCL	22,096	03/01/2017
B1633572	SWIM POOL	47,760	12/01/2016
B1632897	NEW CONSTR	375,087	08/23/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/1289	9/14/2020	WD	Q	I	01	740,000
GRANTOR: CONFIDENTIAL						
GRANTEE: LARSON HENRY A & MA						
2103/1884	2/27/2017	WD	Q	I	01	553,200
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2017] W24 FSP=[YR=2017] W15 S14 E15 N14\$ S14 W15 S50
FOP=[YR=2017] S5 E19 N1 FGR=[YR=2017] E20 N21 W21 S21 E1\$ W1
N6 W6 S2 W12\$ E12 N2 E6 N15 E21 N47\$ PTR=E15 FUS=[YR=2017]
E40 S28 W20 S6 W9 N2 W11 N12 STR=[YR=2017] N8 E4 S4 E8 S4
W12\$ E12 N4 W8 N4 W4 N12\$ W15\$.