

LOT 48
IN OR 2021/334
OCEAN BREEZE AT AMELIA PB 8/91

MILLER DOUGLAS A & DENA M
96124 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0048-0000



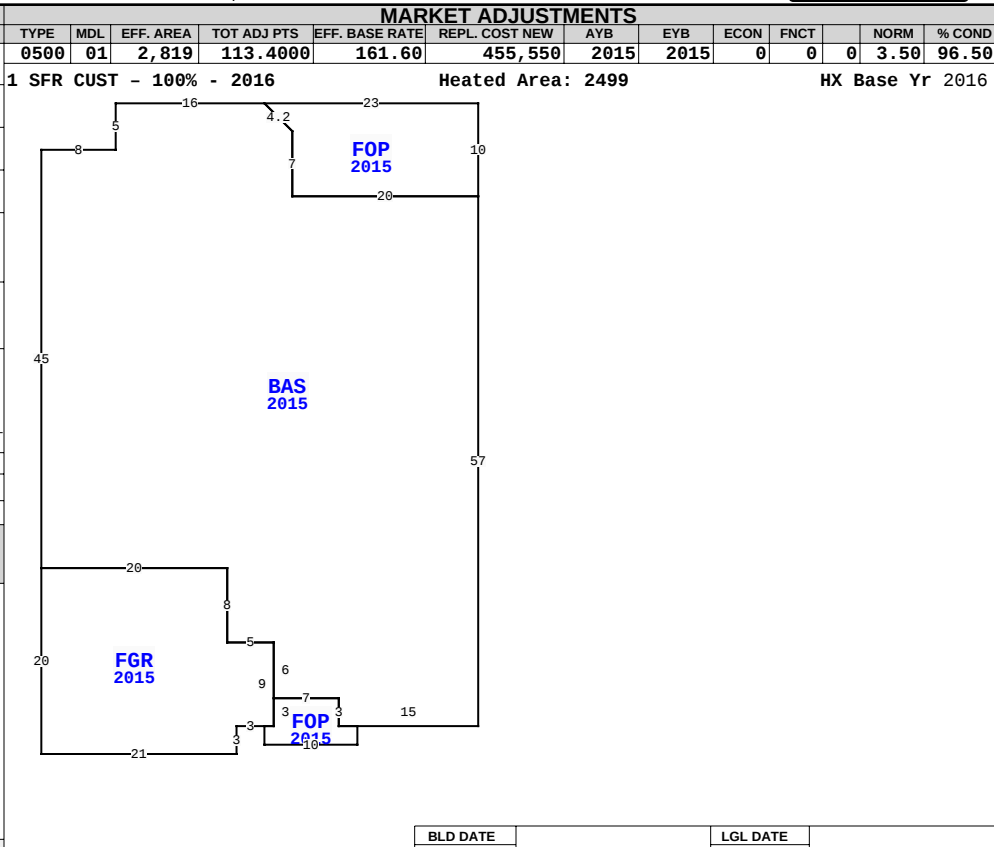
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,499	100	2,499	389,704
FGR	448	55	246	38,363
FOP	41	30	12	1,871
FOP	205	30	62	9,668
TOTALS	3,193		2,819	439,606

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	543.00	SF	7.00	7.00	100	2015
2	0855	CONC PAVER	0 100	0	0	52.00	SF	7.00	7.00	100	2015
3	0855	CONC PAVER	0 100	3	5	15.00	SF	7.00	7.00	100	2015
4	0855	CONC PAVER	0 100	0	0	495.00	SF	10.00	10.00	100	2019

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



TOTAL OB/XF											
9,000											

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9,000											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 439,606											
TOTAL MARKET OB/XF VALUE 9,000											
TOTAL LAND VALUE - MARKET 300,000											
TOTAL MARKET VALUE 748,606											
SOH/AGL Deduction 423,499											
ASSESSED VALUE 325,107											
TOTAL EXEMPTION VALUE 50,000											
BASE TAXABLE VALUE 275,107											
TOTAL JUST VALUE 748,606											
NCON VALUE 4,901											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 539,216											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531103	CO ISSUED	0	12/31/2015
B1531103	NEW CONSTR	307,412	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0334	12/30/2015	WD	Q	I	01	423,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: MTLER DOUGLAS A &						
1988/1123	6/30/2015	SW	Q	V	05	320,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] W23 BAS=[YR=2015] W16 S5 W8 S45 FGR=[YR=2015] S20 E21 N3 E3 FOP=[YR=2015] S2 E10 N2 W2 N3 W7 S3 W1\$ E1 N9 W5 N8 W20\$ E20 S8 E5 S6 E7 S3 E15 N57 W20 N7 U3 L3 \$ D3 R3 S7 E20 N10\$.											