

WEST DAVID A & CATHY E
96116 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 50

Interior Floor14CARPET 50

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame3 100
3 100
02WOOD FRAME 100

Stories Units Occupancy1. 1. 100
0 100
00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2122.00

TOTALS3,4782,998483,063

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000784.00SF10.0010.00100201620163977,605

20855CONC PAVER01000055.00SF10.0010.0010020162016397534

30476VF 6 SBPL010000186.00LF32.0032.00100201620163925,476

40470VNYL GATE0100001.00UT300.00300.0010020162016392276

50855CONC PAVER010000136.00SF10.0010.00100201620163971,319

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE01/14/2021BYTWA

Total Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % COND

0500012,998115.9725165.26495,44920162016002.5097.50

1 SFR CUST - 100% - 2017Heated Area: 2527HX Base Yr 2017

96116 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE483,063

TOTAL MARKET OB/XF VALUE15,210

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE798,273

SOH/AGL Deduction329,296

ASSESSED VALUE468,977

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE418,977

TOTAL JUST VALUE798,273

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE600,959

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

SALE PRICE

2055/14396/27/2016WDQI01485,900

GRANTOR:D S WARE HOMES LLC

GRANTEE:WEST DAVID A & CATH

1958/10681/18/2015SWQV05325,000

GRANTOR:OCEAN BREEZE OF AMELI

GRANTEE:D S WARE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W16 S15 E16 N15\$ S15 W16 N15 W17 S69 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E9 S1 E19 N24 W9 S2 W20 S21 E1 \$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E20 N2 E9 N46\$.