LOT 51
OCEAN BREEZE AT AMELIA PB 8/91

ALVEY RANDEL & THERESA REV TRUST/ALVEY RANDEL S TR
15925 EL PAJARO COURT
MORGAN HILL, CA 95037

2023

00-00-30-0741-0051-0000

BUILDING CHARACTERISTICS

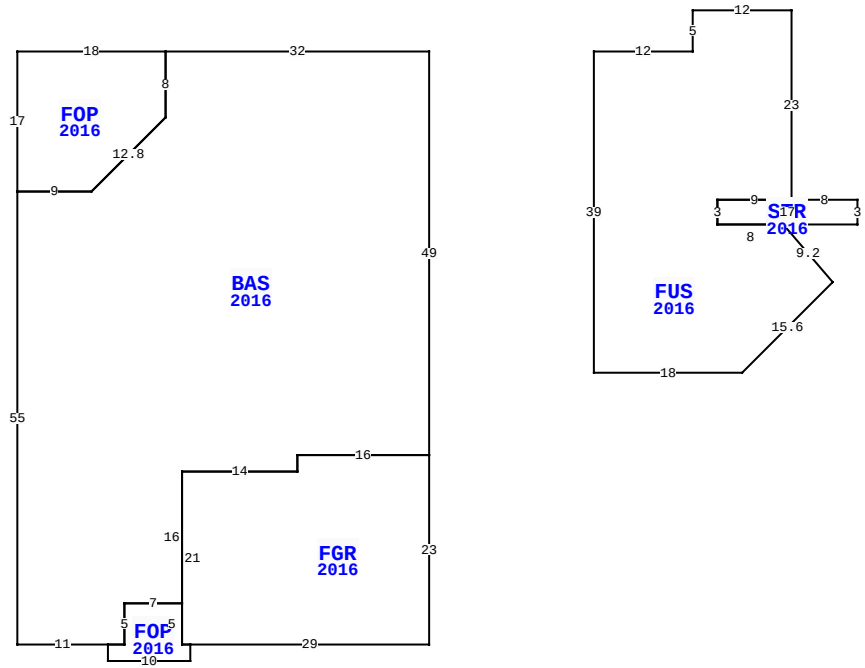
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,638	100	2,638	443,039
FGR	662	55	364	61,132
FOP	55	30	16	2,687
FOP	266	30	80	13,436
FUS	978	100	978	164,250
STR	51	10	5	839
TOTALS	4,650		4,081	685,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,081	121.4400	173.05	706,217	2016	2016	0	0	0	2.95	97.05

1 SFR CUST – 0% - 2023 Heated Area: 3616 HX Base Yr



96112 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	685,384
TOTAL MARKET OB/XF VALUE	76,396
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	1,061,780
SOH/AGL Deduction	0
ASSESSED VALUE	1,061,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,061,780
TOTAL JUST VALUE	1,061,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003317	SWIM POOL	63,300	04/17/2017
B1531137	CO ISSUED	0	02/16/2016
B1531137	NEW CONSTR	445,758	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1310	6/29/2022	WD	Q	I	01	1,500,000
GRANTOR: VAN LANEN PLEUN M & D						
GRANTEE: ALVEY RANDEL S & TH						
2029/0872	2/18/2016	WD	Q	I	02	570,700
GRANTOR: DS WARE HOMES LLC						
GRANTEE: VAN LANEN PLEUN MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 FOP=[YR=2016] W18 S17 E9 U9 R9 N8$ S8 D9 L9 W9 S55 E11 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E29 N23 W16 S2 W14 S21 E1$ W1 N5 W7 S5 W2$ E2 N5 E7 N16 E14 N2 E16 N49$ PTR=E20 FUS=[YR=2016] E12 N5 E12 S23 STR=[YR=2016] E8 S3 W17 N3 E9$ W9 S3 E8 D7 R6 D11 L11 W18 N39$ W20$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0855	CONC PAVER	0	0	0	0	884.00	SF	7.00	7.00	100	2016	2016	3	97	6,002	
3	0855	CONC PAVER	0	0	0	0	60.00	SF	7.00	7.00	100	2016	2016	3	97	407	
4	0855	CONC PAVER	0	0	3	5	15.00	SF	7.00	7.00	100	2016	2016	3	97	102	
5	0861	POOL GUNIT	0	0	0	0	600.00	SF	85.00	85.00	100	2017	2017	3	87	44,370	
6	0855	CONC PAVER	0	0	0	0	1,519.00	SF	10.00	10.00	100	2017	2017	3	97	14,734	
7	0476	VF 6 SBPL	0	0	0	0	37.00	LF	32.00	32.00	100	2017	2017	3	94	1,113	
8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	
9	0476	VF 6 SBPL	0	0	0	0	190.00	LF	40.00	40.00	100	2017	2017	3	94	7,144	

LAND DESCRIPTION

TOTAL OB/XF 76,396

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS