

LOT 52
IN OR 2075/919
OCEAN BREEZE AT AMELIA PB 8/91

WALLACE ANDREW J & ASHLEY H
96108 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0052-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
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 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	03	MASONRY 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	2,032	100	2,032	310,811
FGR	670	55	368	56,289
FOP	95	30	28	4,283
FOP	180	30	54	8,260
FUS	1,197	100	1,197	183,090
STR	80	10	8	1,224
TOTALS		4,254	3,687	563,957

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,687	110.0925	156.88	578,417	2016	2016	0	0	2.50	97.50
1 SFR CUST - 100% - 2017 Heated Area: 3229 HX Base Yr 2017											

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NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8				Tax Dist:		
BUILDING MARKET VALUE				563,957		
TOTAL MARKET OB/XF VALUE				61,490		
TOTAL LAND VALUE - MARKET				300,000		
TOTAL MARKET VALUE				925,447		
SOH/AGL Deduction				368,811		
ASSESSED VALUE				556,636		
TOTAL EXEMPTION VALUE				HX HB	50,000	
BASE TAXABLE VALUE				506,636		
TOTAL JUST VALUE				925,447		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				708,501		

EXTRA FEATURES							96108 OCEAN BREEZE DR, FERNANDINA BEACH, FL 32035							INC DATE		AG DATE	
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	100	0	0	1,144.00	SF	10.00	10.00	100	2016	2016	3	97	11,097	
2	0855	CONC PAVER	0	100	0	0	876.00	SF	10.00	10.00	100	2016	2016	3	97	8,497	
3	0861	POOL GUNIT	0	100	0	0	472.00	SF	85.00	85.00	100	2016	2016	3	84	33,701	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560	
5	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2016	2016	3	92	6,359	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	