

LOT 54
IN OR 2139/891
OCEAN BREEZE AT AMELIA PB 8/91

SOWERS ROBERT G & DIONNA M
96100 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

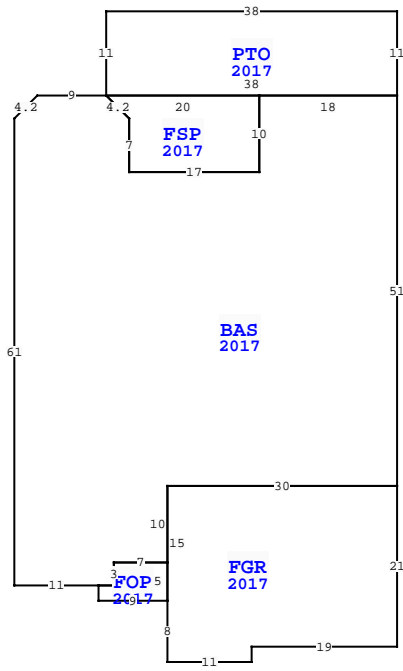
2023

00-00-30-0741-0054-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	04	CENTRAL	100
Heating Type	03	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	2,610	100	2,610
FGR	652	55	359
FOP	39	30	12
FSP	175	40	70
PTO	418	5	21
TOTALS	3,894		3,072
			491,563

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2018		502,364	2017	2017	0	0	2.15	97.85
				Heated Area: 2610							
					HX Base Yr 2018						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		491,563	
TOTAL MARKET OB/XF VALUE		67,232	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		858,795	
SOH/AGL Deduction		342,128	
ASSESSED VALUE		516,667	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		466,667	
TOTAL JUST VALUE		858,795	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		648,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002924	SCRNENCL	9,000	04/03/2020
2000284	SWIM POOL	60,000	01/10/2020
B170609	CO ISSUED	0	07/31/2017
B1702119	NEW CONSTR	331,760	03/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/0891	8/09/2017	WD Q	Q	I	01	493,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SOWERS ROBERT G & D						
2078/1532	10/17/2016	SW U	V		30	348,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

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	1,540.00	SF	7.00	7.00	100	2017
2	0855	CONC PAVER	0	100	0	48.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0	100	0	571.00	SF	10.00	10.00	100	2020
4	0911	SCRN RM A	0	100	0	940.00	SF	17.50	17.50	100	2020
5	0861	POOL GUNIT	0	100	0	369.00	SF	85.00	85.00	100	2020
6	0462	ST/AL FNC	0	100	0	600.00	SF	10.00	10.00	100	2020

TOTAL OB/XF											
67,232											
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	

BUILDING NOTES											
PTO=[YR=2017] W38 S11 BAS=[YR=2017] W9 D3 L3 S61 E11											
FOP=[YR=2017] S2 E9 FGR=[YR=2017] S8 E11 N2 E19 N21 W30 S15\$											
N5 W7 S3 W2\$ E2 N3 E7 N10 E30 N51 W18 FSP=[YR=2017] W20 D3											
R3 S7 E17 N10\$ S10 W17 N7 U3 L3 \$ E38 N11\$.											

BUILDING DIMENSIONS											
PTO=[YR=2017] W38 S11 BAS=[YR=2017] W9 D3 L3 S61 E11											
FOP=[YR=2017] S2 E9 FGR=[YR=2017] S8 E11 N2 E19 N21 W30 S15\$											
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1	000100	C	SFR	100			0.00	0.00	1.00	LT	