

LOT 56
IN OR 2109/1623
OCEAN BREEZE AT AMELIA PB 8/91

MILLARD PATRICK C & KATHRYN M
96092 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0056-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 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	2,378	100	2,378	365,171
FGR	448	55	246	37,777
FOP	69	30	21	3,225
FOP	198	30	59	9,061
FUS	1,139	100	1,139	174,907

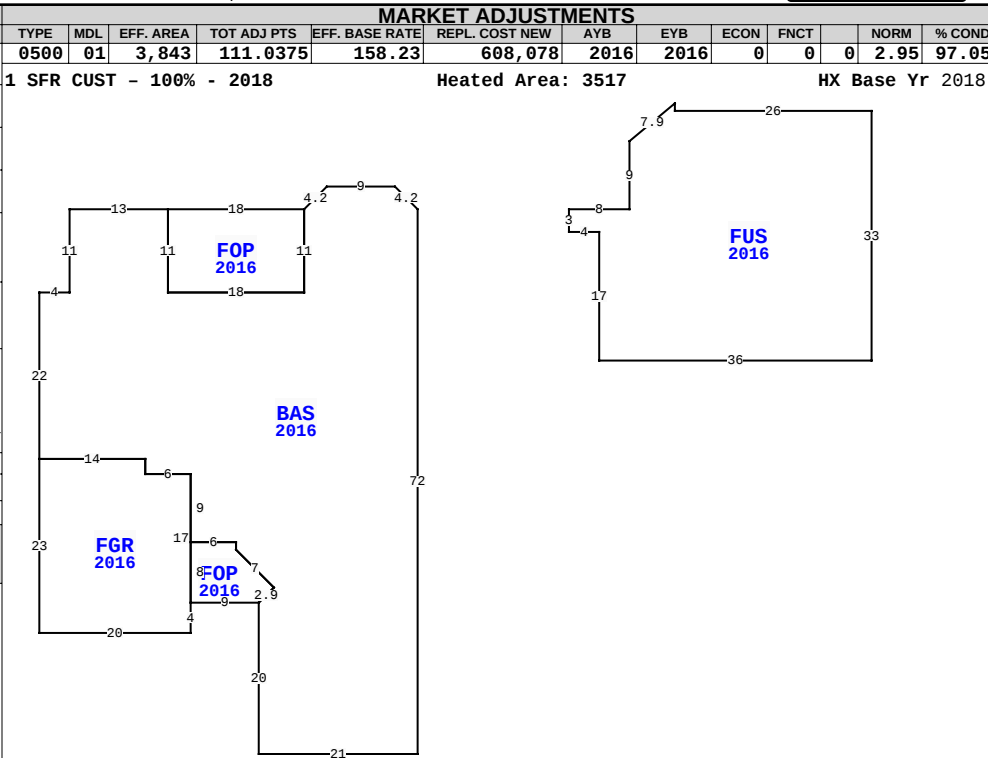
TOTALS 4,232 3,843 590,140

EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0855	CONC PAVER	0 100	0	0	920.00	SF	10.00	10.00	100	2016	2016	3	97	8,924	
3	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	10.00	100	2016	2016	3	97	349	
4	0861	POOL GUNIT	0 100	0	0	266.00	SF	85.00	85.00	100	2022	2022	3	100	22,610	
5	0855	CONC PAVER	0 100	0	0	544.00	SF	10.00	10.00	100	2022	2022	3	100	5,440	
6	0476	VF 6 SBPL	0 100	0	0	96.00	LF	32.00	32.00	100	2022	2022	3	100	3,072	
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



96092 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/IF 44,955

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		590,140
TOTAL MARKET OB/IF VALUE		44,955
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		935,095
SOH/AGL Deduction		366,437
ASSESSED VALUE		568,658
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		518,658
TOTAL JUST VALUE		935,095
NCON VALUE		33,722
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210104	SWIM POOL	0	02/02/2022
B1531092	CO ISSUED	0	06/13/2016
B1531092	NEW CONSTR	421,756	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2109/1623	3/29/2017	WD	Q	I	01
					SALE PRICE
					510,000

GRANTOR: RIVERSIDE HOMES OF NO
GRANTEE: MILLARD PATRICK C &
1989/0658 6/30/2015 SW U V 30 215,000
GRANTOR: OCEAN BREEZE OF AMELI
GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] U3 L3 W9 D3 L3 FOP=[YR=2016] W18 S11 E18
N11\$ S11 W18 N11 W13 S11 W4 S22 FGR=[YR=2016] S23 E20 N4
FOP=[YR=2016] E9 U2 R2 U5 L5 N1 W6 S8\$ N17 W6 N2 W14\$ E14
S2 E6 S9 E6 S1 D5 R5 D2 L2 S20 E21 N72\$ PTR=E20
FUS=[YR=2016] E8 N9 U5 R6 S1 E26 S33 W36 N17 W4 N3\$ W20\$.