

LOT 57
IN OR 2214/740
OCEAN BREEZE AT AMELIA PB 8/91

HEALY THOMAS F JR & NANCY S
96080 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0057-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	10	ABOVE AVG 100	0500	01	3,289	114.7608	163.53	537,850	2018	2018	0	0	1.50	98.50	VALUATION SUMMARY															
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 2933														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
Interior Wall	05	DRYWALL 100														STANDARD														
Interior Floo	11	CLAY TILE 60														VALUATION BY														
Interior Floo	14	CARPET 40														Tax Group: 8														
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE														
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE														
Bedrooms	4	100														TOTAL LAND VALUE - MARKET														
Bathrooms	3.5	100														TOTAL MARKET VALUE														
Frame	02	WOOD FRAME 100														SOH/AGL Deduction														
Stories	1.	1. 100														ASSESSED VALUE														
Units	0	100														TOTAL EXEMPTION VALUE														
Occupancy	00	NONE 100	HX HB																											
Quality		04	Quality Level 04		BASE TAXABLE VALUE																									
DOR CODE		0100	SINGLE FAMILY		TOTAL JUST VALUE																									
MAP NUM			MKT AREA		02		NCON VALUE																							
NEIGHBORHOOD/LOC		2122.00		INCOME VALUE																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		PREVIOUS YEAR MKT VALUE																							
BAS		2,933	100	2,933	472,439																									
FGR		529	55	291	46,873																									
FOP		23	30	7	1,128																									
FOP		195	30	58	9,343																									
TOTALS		3,680		3,289	529,782																									
EXTRA FEATURES					96080 OCEAN BREEZE DR, FERNANDINA BEACH																									
					BLD DATE																									
					LGL DATE																									
					LAND 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	636.00	SF	7.00	7.00	100	2018	2018	3	98	4,363														
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2018	2018	3	98	588														
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980														
4	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2018	2018	3	90	18,360														
5	0855	CONC PAVER	0	100	0	0	585.00	SF	7.00	7.00	100	2018	2018	3	98	4,013														
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720														
7	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2018	2018	3	95	3,466														
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285														
TOTAL OB/XF 34,775																														
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													
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													
REVIEW DATE 11/29/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																														