

LOT 58
IN OR 2243/990
OCEAN BREEZE AT AMELIA PB 8/91

TYRRELL JAMES J & LAURA T
96076 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0058-0000



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 8											
Exterior Wall	10	ABOVE AVG 100	0500	01	2,974	113.5050	161.74	481,015	2018	2018	0	0	1.50	98.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020												Heated Area: 2533											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020											
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 60																								
Interior Floo	14	CARPET 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		3.5 100																								
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	SUBAREA MARKET VALUE																						
BAS	2,533	100	2,533	403,542																						
FGR	632	55	348	55,442																						
FOP	58	30	17	2,709																						
FOP	255	30	76	12,108																						
TOTALS			3,478	2,974	473,800																					
EXTRA FEATURES			96076 OCEAN BREEZE DR, FERNANDINA BEACH																							
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980										
2	0911	SCRN RM A	0	100	0	0	600.00	SF	17.50	17.50	100	2018	2018	3	86	9,030										
3	0861	POOL GUNIT	0	100	0	0	256.00	SF	85.00	85.00	100	2018	2018	3	90	19,584										
4	0855	CONC PAVER	0	100	0	0	344.00	SF	10.00	10.00	100	2018	2018	3	98	3,371										
5	0871	POOL HTR R	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2018	2018	3	86	1,204										
6	0855	CONC PAVER	0	100	0	0	1,056.00	SF	7.00	7.00	100	2018	2018	3	98	7,244										
TOTAL OB/XF 42,413																										
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 01/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																										

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0990	12/07/2018	WD	Q	I	02	573,400

GRANTOR: D S WARE HOMES LLC

GRANTEE: TYRRELL JAMES J & L

2009/0968	10/15/2015	SW	Q	V	05	332,300
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GRANTOR: OCEAN BREEZE OF AMELI

GRANTEE: D S WARE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] W17 S15 E17 N15\$ S15 W17 N15 W16 S69 E13 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E9 S1 E19 N22 W8 N2 W9 S2 W11 S14 W1 S7 E1\$ W1 N7 W7 S7 W1\$ E1 N7 E8 N14 E11 N2 E9 S2 E8 N48\$.