LOT 61
IN OR 2175/1600
OCEAN BREEZE AT AMELIA PB 8/91

SHIELDS AMIE N & KEVIN E L/E/
96064 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0061-0000

BUILDING CHARACTERISTICS

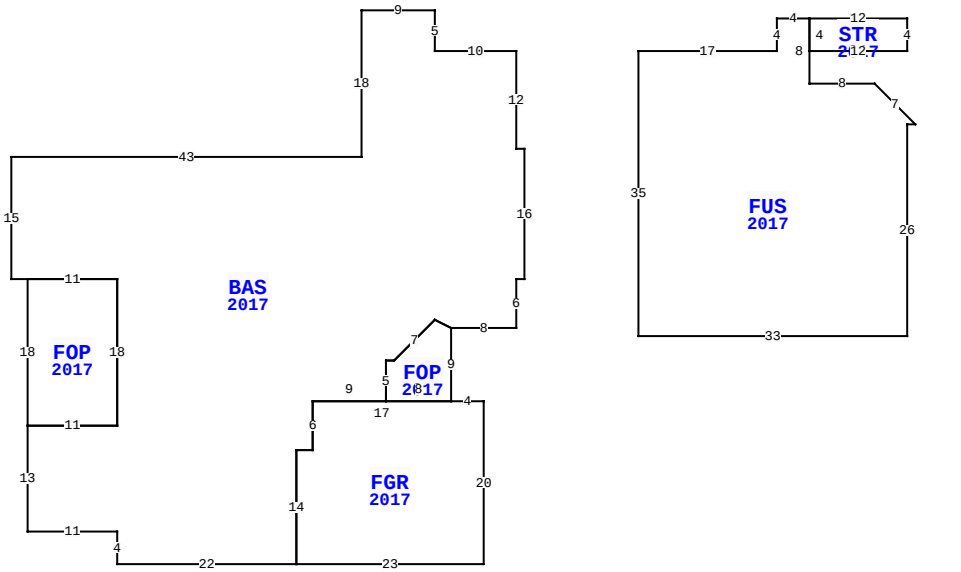
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,435	100	2,435	367,944
FGR	448	55	246	37,172
FOP	62	30	19	2,871
FOP	198	30	59	8,915
FUS	1,116	100	1,116	168,634
STR	48	10	5	756
TOTALS	4,307		3,880	586,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,880	108.2025	154.19	598,257	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2018 Heated Area: 3551 HX Base Yr 2018



96064 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		586,292
TOTAL MARKET OB/XF VALUE		6,428
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		892,720
SOH/AGL Deduction		385,251
ASSESSED VALUE		507,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		457,469
TOTAL JUST VALUE		892,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632527	CO ISSUED	0	01/11/2017
B1632527	NEW CONSTR	426,587	06/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/1600	2/06/2018	WD	U	I	11	100
GRANTOR: SHIELDS AMIE NOELLE &						
GRANTEE: SHIELDS FAMILY REVO						
2095/1571	1/20/2017	WD	Q	I	01	588,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SHIELDS AMIE NOELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 N5 W9 S18 W43 S15 E2 FOP=[YR=2017] S18 E11 N18 W11$ E11 S18 W11 S13 E11 S4 E22 FGR=[YR=2017] E23 N20 W4 FOP=[YR=2017] N9 U1 L2 D5 L5 W1 S5 E8 $ W17 S6 W2 S14$ N14 E2 N6 E9 N5 E1 U5 R5 D1 R2 E8 N6 E1 N16 W1 N12$ PTR=E15 FUS=[YR=2017] E17 N4 E4 STR=[YR=2017] E12 S4 W12 N4$ S8 E8 D5 R5 W1 S26 W33 N35$ W15$.

EXTRA FEATURES

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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	616.00	SF	7.00	7.00	100	2017	2017	3	97	4,183	
3	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	100	2017	2017	3	97	285	

LAND DESCRIPTION

TOTAL OB/XF 6,428

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

REVIEW DATE 01/13/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS