

LOT 62  
IN OR 2147/1644  
OCEAN BREEZE AT AMELIA PB 8/91

CHURCH RICHARD W TRUST/CHURCH RICHARD W TRUSTEE  
96062 OCEAN BREEZE DR  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0062-0000



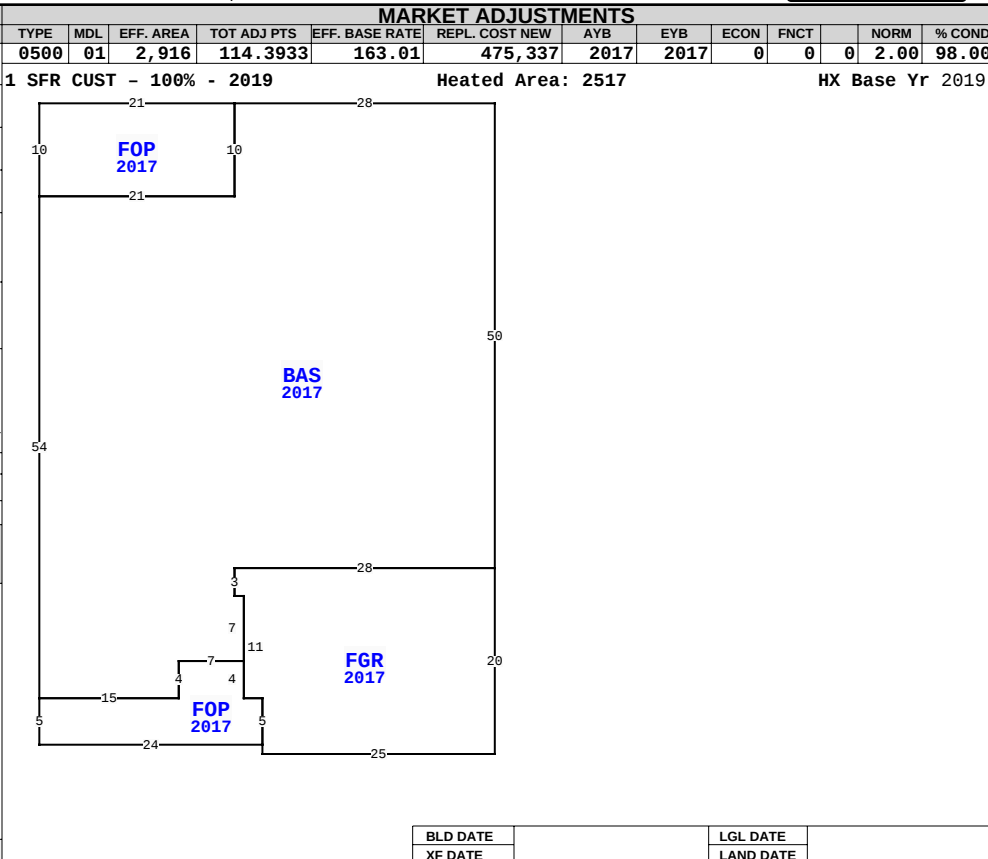
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 90  |
| Roof Cover               | 12 | MODULAR MT 10  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| 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       | 2,517            | 100         | 2,517        | 402,090              |
| FGR       | 531              | 55          | 292          | 46,647               |
| FOP       | 148              | 30          | 44           | 7,029                |
| FOP       | 210              | 30          | 63           | 10,065               |
| TOTALS    | 3,406            |             | 2,916        | 465,830              |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |       |
|----------------|------------|-------------|---------|---|---|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | NOTES |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 624.00   | SF | 7.00     |       |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 136.00   | SF | 7.00     |       |
| 3              | 0600       | SUMMER KIT  | 0 100   | 0 | 0 | 1.00     | UT | 5,000.00 |       |
| 4              | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 882.00   | SF | 17.50    |       |
| 5              | 0835       | QUARY TILE  | 0 100   | 0 | 0 | 1,436.00 | SF | 10.00    |       |
| 6              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 225.00   | SF | 10.00    |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        |



| TOTAL OB/XF |            |             |         |   |   |          |    |          |       |
|-------------|------------|-------------|---------|---|---|----------|----|----------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | NOTES |
| 1           | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 624.00   | SF | 7.00     |       |
| 2           | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 136.00   | SF | 7.00     |       |
| 3           | 0600       | SUMMER KIT  | 0 100   | 0 | 0 | 1.00     | UT | 5,000.00 |       |
| 4           | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 882.00   | SF | 17.50    |       |
| 5           | 0835       | QUARY TILE  | 0 100   | 0 | 0 | 1,436.00 | SF | 10.00    |       |
| 6           | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 225.00   | SF | 10.00    |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  |  |           |         | PAGE 1 of 1 |        | 8        |
|---------------------------|--|--|-----------|---------|-------------|--------|----------|
| VALUATION SUMMARY         |  |  |           |         |             |        |          |
| VALUATION BY              |  |  |           |         |             |        | STANDARD |
| Tax Group: 8              |  |  | Tax Dist: |         |             |        |          |
| BUILDING MARKET VALUE     |  |  |           | 465,830 |             |        |          |
| TOTAL MARKET OB/XF VALUE  |  |  |           | 39,996  |             |        |          |
| TOTAL LAND VALUE - MARKET |  |  |           | 300,000 |             |        |          |
| TOTAL MARKET VALUE        |  |  |           | 805,826 |             |        |          |
| SOH/AGL Deduction         |  |  |           | 314,768 |             |        |          |
| ASSESSED VALUE            |  |  |           | 491,058 |             |        |          |
| TOTAL EXEMPTION VALUE     |  |  |           | HX HB   |             | 50,000 |          |
| BASE TAXABLE VALUE        |  |  |           | 441,058 |             |        |          |
| TOTAL JUST VALUE          |  |  |           | 805,826 |             |        |          |
| NCON VALUE                |  |  |           | 0       |             |        |          |
| INCOME VALUE              |  |  |           |         |             |        |          |
| PREVIOUS YEAR MKT VALUE   |  |  |           | 602,174 |             |        |          |
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