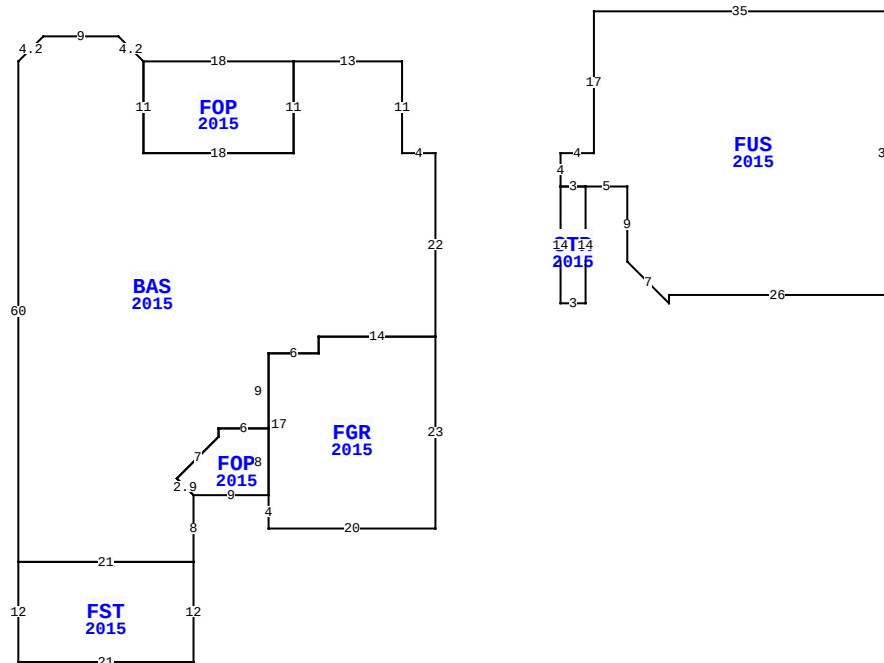


GRIFFITH EUGENE P III & ELIZABETH W
96050 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0065-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	16	WD FR STUC 100	0500	MDL	01	3,742	TOT ADJ PTS	110.0925	EFF. BASE RATE	156.88	REPL. COST NEW	587,045	AYB	2015	EYB	2015	ECON	0	FNCT	0	NORM	3.50	% COND	96.50							
Exterior Wall	08	IRREGULAR 100	1 SFR CUST - 100% - 2017										Heated Area: 3273										HX Base Yr 2017									
Roof Structure	03	COMP SHNGL 100																														
Roof Cover	05	DRYWALL 100																														
Interior Wall	11	CLAY TILE 50																														
Interior Floor	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		3.5 100																														
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 100																														
Units	00	NONE 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	2,126	100	2,126	321,854																												
FGR	448	55	246	37,241																												
FOP	69	30	21	3,179																												
FOP	198	30	59	8,932																												
FST	252	55	139	21,043																												
FUS	1,147	100	1,147	173,643																												
STR	42	10	4	606																												
TOTALS		4,282		3,742	566,498																											
EXTRA FEATURES				96050 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	2015	2015	3	97	1,940																	
2	0855	CONC PAVER	0 100	0	0	1,224.00	SF	7.00	7.00	100	2015	2015	3	96	8,225																	
LAND DESCRIPTION																	TOTAL OB/XF 10,165															
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 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																																