



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2,399	353,633
FOP	69	30	21	3,096
FOP	180	30	54	7,960
FUS	1,120	100	1,120	165,097
PTO	744	5	37	5,454
SFB	445	80	356	52,477

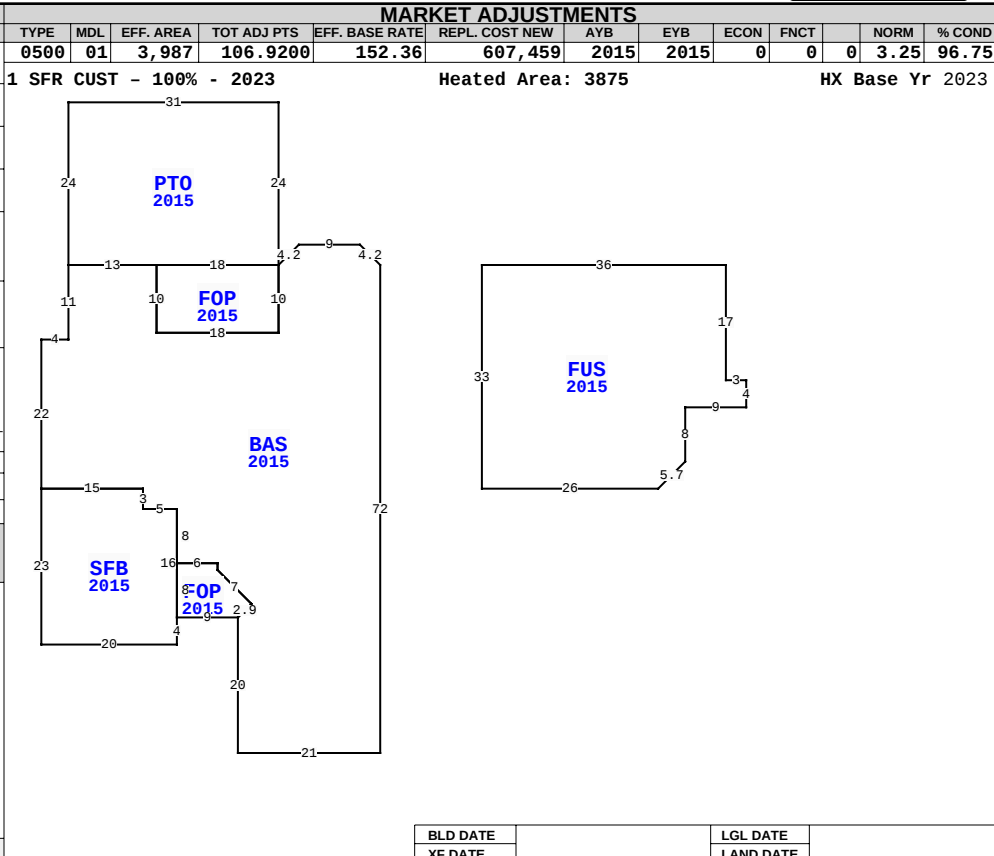
TOTALS	4,957		3,987	587,717
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EXTRA FEATURES

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	2015	2015	3	97	1,940
2	0855	CONC PAVER	0	100	0	0		1,237.00	SF 7.00	7.00	100	2015	2015	3	96	8,313
3	0855	CONC PAVER	0	100	0	0		138.00	SF 7.00	7.00	100	2015	2015	3	96	927
4	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2015	2015	3	74	3,700

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	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							



96243 OCEAN BREEZE DR, FERNANDINA BEACH

TOTAL OB/XF										14,880									
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,987	106.9200	152.36	607,459	2015	2015	0	0	0	96.75

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		587,717	
TOTAL MARKET OB/XF VALUE		14,880	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		902,597	
SOH/AGL Deduction		146,760	
ASSESSED VALUE		755,837	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		705,837	
TOTAL JUST VALUE		902,597	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		716,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011577	CO ISSUED	0	12/29/2017
B1530005	NEW CONSTR	417,074	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/0166	8/23/2022	WD	Q	I	01	1,050,000
GRANTOR: KLONTZ DAVID S & HARR						
GRANTEE: GILLESPIE JOSEPH II						
2068/0686	8/26/2016	WD	Q	I	01	585,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KLONTZ DAVID S & HA						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W9 D3 L3 PTO=[YR=2015] N24 W31 S24
E13 FOP=[YR=2015] S10 E18 N10 W18\$ E18\$ S10 W18 N10 W13 S11
W4 S22 SFB=[YR=2015] S23 E20 N4 FOP=[YR=2015] E9 U2 R2 U5
L5 N1 W6 S8\$ N16 W5 N3 W15\$ E15 S3 E5 S8 E6 S1 D5 R5 D2 L2
S20 E21 N72\$ PTR=E15 FUS=[YR=2015] E36 S17 E3 S4 W9 S8 D4 L4
W26 N33\$ W15\$.