

LOT 69
IN OR 2044/833
OCEAN BREEZE AT AMELIA PB 8/91

THOMPSON TERESA ANN & SCOTT M
96251 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0069-0000

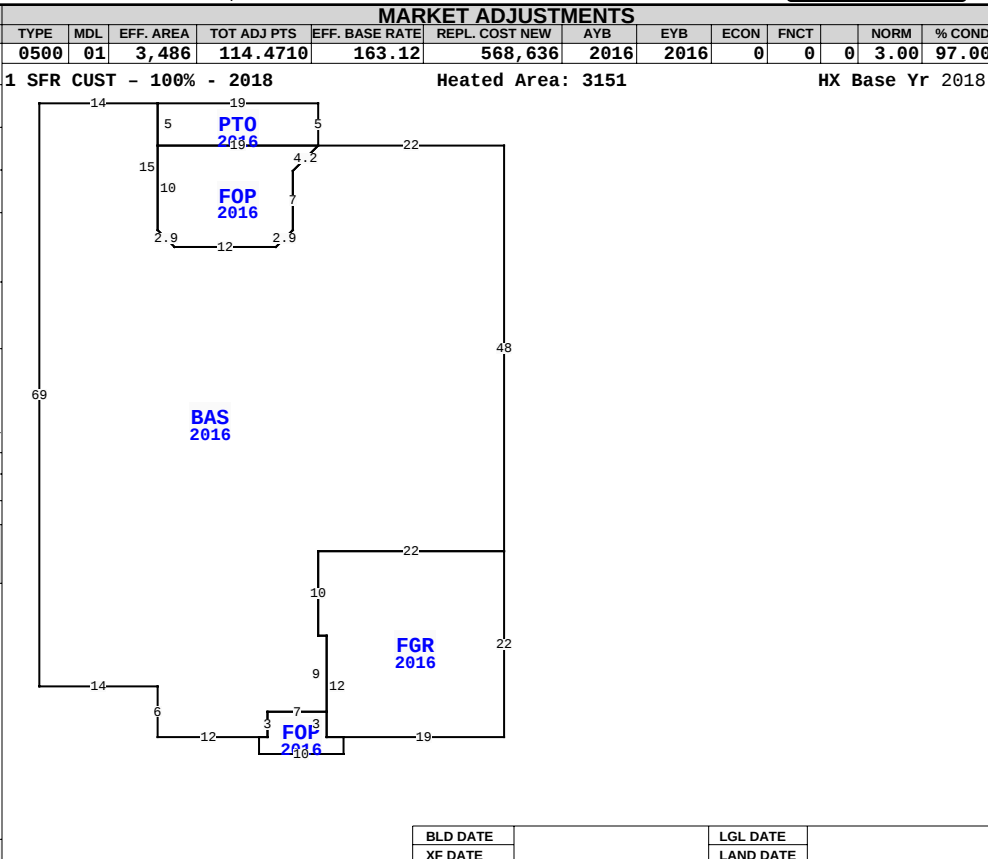


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	3,151	100	3,151	498,571
FGR	472	55	260	41,139
FOP	41	30	12	1,898
FOP	193	30	58	9,177
PTO	95	5	5	792
TOTALS	3,952		3,486	551,577

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0476	VF 6 SBPL	0 100	0	0	315.00	LF	32.00	32.00	100	2016
2	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016
3	0861	POOL GUNIT	0 100	0	0	574.00	SF	85.00	85.00	100	2016
4	0855	CONC PAVER	0 100	0	0	1,225.00	SF	10.00	10.00	100	2016
5	0855	CONC PAVER	0 100	0	0	800.00	SF	10.00	10.00	100	2016
6	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2016

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



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										551,577	
TOTAL MARKET OB/XF VALUE										71,151	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										922,728	
SOH/AGL Deduction										352,959	
ASSESSED VALUE										569,769	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										519,769	
TOTAL JUST VALUE										922,728	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										706,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631385	CO ISSUED	0	11/01/2016
B1631937	SWIM POOL	60,000	03/01/2016
B1531385	NEW CONSTR	0	11/05/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/0833	4/29/2016	WD	Q	I	01	578,700
GRANTOR: DS WARE HOMES LLC						
GRANTEE: THOMPSON TERESA ANN						
2008/0524	10/09/2015	SW	Q	V	05	221,200
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: DS WARE HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W22 PT0=[YR=2016] N5 W19 S5 FOP=[YR=2016] S10 D2 R2 E12 U2 R2 N7 U3 R3 W19\$ E19\$ D3 L3 S7 D2 L2 W12 U2 L2 N15 W14 S69 E14 S6 E12 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E19 N22 W22 S10 E1 S12 E2\$ W2 N3 W7 S3 W1\$ E1 N3 E7 N9 W1 N10 E22 N48\$.											