

LOT 72
IN OR 2206/1306
OCEAN BREEZE AT AMELIA PB 8/91

VIKAN TODD T & RAMONA L J
96039 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0072-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 100	0500	01	3,056	114.7608	163.53	499,748	2015	2015	0	0	0	3.00	97.00	VALUATION BY															
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020													Heated Area: 2582															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020															
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		4 100																													
Bathrooms		3 100																													
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	2,582	100	2,582	409,567																											
FGR	652	55	359	56,946																											
FOP	181	30	54	8,566																											
FOP	203	30	61	9,676																											
TOTALS			3,618	3,056	484,756																										
EXTRA FEATURES															96039 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	840.00	SF	7.00	7.00	100	2015	2015	3	96	5,645															
3	0855	CONC PAVER	0	100	0	0	33.00	SF	7.00	7.00	100	2015	2015	3	96	222															
4	0861	POOL GUNIT	0	100	0	0	417.00	SF	85.00	85.00	100	2017	2017	3	87	30,837															
5	0855	CONC PAVER	0	100	0	0	881.00	SF	7.00	7.00	100	2017	2017	3	97	5,982															
6	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2016	2016	3	92	5,476															
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276															
TOTAL OB/XF 50,378																															
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														
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 05/09/2017 BY DJ																															
Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000																															
PRINTED 08/02/2023 BY SYS																															