LOT 73
OCEAN BREEZE AT AMELIA PB 8/91

RODRIGUEZ ROSARIO & JULIO C
96004 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

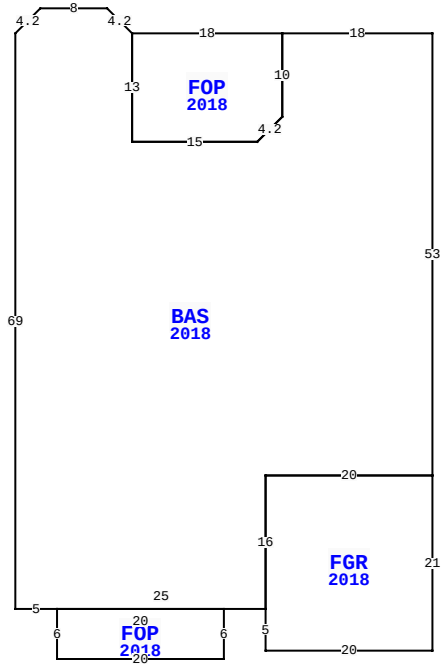
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,934	100	2,934	468,640
FGR	420	55	231	36,897
FOP	120	30	36	5,750
FOP	230	30	69	11,021
TOTALS	3,704		3,270	522,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,270	113.7948	162.16	530,263	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2934 HX Base Yr 2021



96004 SEA BREEZE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		522,309
TOTAL MARKET OB/XF VALUE		41,708
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		864,017
SOH/AGL Deduction		301,142
ASSESSED VALUE		562,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		512,875
TOTAL JUST VALUE		864,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B207402	SWIM POOL	0	02/01/2021
B1703669	NEW CONSTR	359,612	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1196	9/12/2019	WD	Q	I	01	620,000
GRANTOR: COYLE ANTHONY P & SUS						
GRANTEE: RODRIGUEZ ROSARIO &						
2190/0201	4/11/2018	WD	Q	I	02	557,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: COYLE ANTHONY P & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W18 S13 E15 U3 R3 N10$ S10 D3 L3 W15 N13 U3 L3 W8 D3 L3 S69 E5 FOP=[YR=2018] S6 E20 N6 W20$ E25 FGR=[YR=2018] S5 E20 N21 W20 S16$ N16 E20 N53$.

EXTRA FEATURES

LN	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	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	680.00	SF	7.00	7.00	100	2018	2018	3	98	4,665	
3	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2018	2018	3	98	473	
4	0861	POOL GUNIT	0	100	0	0	217.00	SF	85.00	85.00	100	2021	2021	3	98	18,076	
5	0855	CONC PAVER	0	100	0	0	447.00	SF	15.00	15.00	100	2021	2021	3	100	6,705	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
7	0476	VF 6 SBPL	0	100	0	0	239.00	LF	32.00	32.00	100	2021	2021	3	99	7,572	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 41,708

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 02/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS