

LOT 75
IN OR 2215/269
OCEAN BREEZE AT AMELIA PB 8/91

CHIARADONNA JANICE LEE
96012 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0075-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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	2,581	100	2,581	398,358
FGR	623	55	343	52,940
FOP	59	30	18	2,778
FOP	255	30	76	11,730
TOTALS	3,518		3,018	465,805

EXTRA FEATURES									
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0504	FP-ELECTRI	0	100	0	0			
2	0855	CONC PAVER	0	100	0	0			
3	0855	CONC PAVER	0	100	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000000	C	VAC RES	100	
REVIEW DATE		09/07/2017		BY	DJ

MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 SFR CUST - 100% - 2019														0500	01	3,018	111.0900	158.30	477,749	2017	2017	0	0	0	2.50	97.50
Heated Area: 2581														HX Base Yr 2019												

96012 SEA BREEZE WAY, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			STANDARD
BUILDING MARKET VALUE		Tax Dist:			465,805
TOTAL MARKET OB/XF VALUE					9,463
TOTAL LAND VALUE - MARKET					300,000
TOTAL MARKET VALUE					775,268
SOH/AGL Deduction					305,765
ASSESSED VALUE					469,503
TOTAL EXEMPTION VALUE		HX HB WX			55,000
BASE TAXABLE VALUE					414,503
TOTAL JUST VALUE					775,268
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					582,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709191	CO ISSUED	0	10/18/2017
B1702316	NEW CONSTR	327,354	03/21/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2215/0269	7/31/2018	WD	Q	I	01	538,000	
GRANTOR: BRANDON TRUST							
GRANTEE: CHIARADONNA JANICE							
2180/1238	2/26/2018	WD	Q	I	01	526,000	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: BRANDON TRUST							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2017] W17 FOP=[YR=2017] W17 S15 E17 N15\$ S15 W17 N15 U3 L3 W10 D3 L3 S69 E13 FOP=[YR=2017] S1 E10 N1 FGR=[YR=2017] E8 S1 E19 N22 W8 N2 W8 S2 W12 S21 E1\$ W1 N7 W7 S7 W2\$ E2 N7 E7 N14 E12 N2 E8 S2 E8 N48\$.	