LOT 76
IN OR 2227/1329
OCEAN BREEZE AT AMELIA PB 8/91

GAUMER GERALD GARWOOD & LINDA ADELE
96016 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0076-0000

BUILDING CHARACTERISTICS

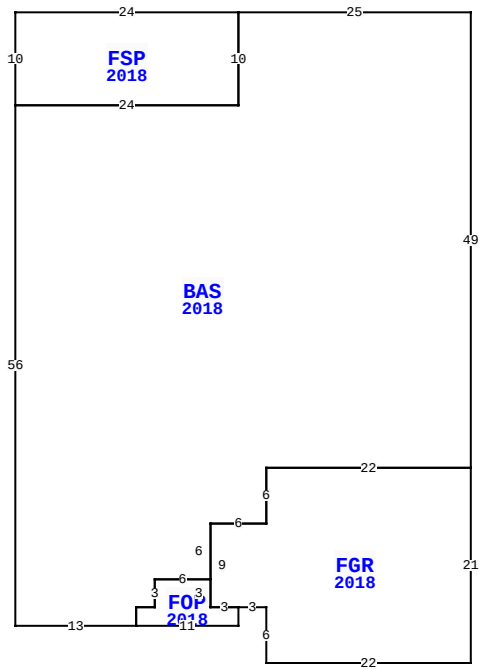
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,520	100	2,520	408,818
FGR	516	55	284	46,073
FOP	40	30	12	1,946
FSP	240	40	96	15,574
TOTALS	3,316		2,912	472,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,912	115.5777	164.70	479,606	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 2520 HX Base Yr 2019



96016 SEA BREEZE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		472,412
TOTAL MARKET OB/XF VALUE		9,915
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		782,327
SOH/AGL Deduction		306,903
ASSESSED VALUE		475,424
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		420,424
TOTAL JUST VALUE		782,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802533	NEW CONSTR	329,604	03/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/1329	9/28/2018	WD	Q	I	01	503,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GAUMER GERALD GARWO						
2083/1674	11/15/2016	SW	Q	V	05	241,500
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] W24 S10 E24 N10$ S10 W24 S56 E13 FOP=[YR=2018] E11 N2 FGR=[YR=2018] E3 S6 E22 N21 W22 S6 W6 S9 E3$ W3 N3 W6 S3 W2 S2$ N2 E2 N3 E6 N6 E6 N6 E22 N49$.

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	0855	CONC PAVER	0	100	0	0	768.00	SF	7.00	7.00	100	2018	2018	3	98	5,268	
2	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	100	2018	2018	3	98	1,482	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2018	2018	3	95	2,736	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
5	0855	CONC PAVER	0	100	3	4	12.00	SF	7.00	7.00	100	2018	2018	3	98	82	
6	0855	CONC PAVER	0	100	3	3	9.00	SF	7.00	7.00	100	2019	2019	3	99	62	

LAND DESCRIPTION

TOTAL OB/XF 9,915

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 10/18/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS