LOT 78
IN OR 2124/850
OCEAN BREEZE AT AMELIA PB 8/91

TRIOLA JOSEPH M III & THERESA
96024 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0078-0000

BUILDING CHARACTERISTICS

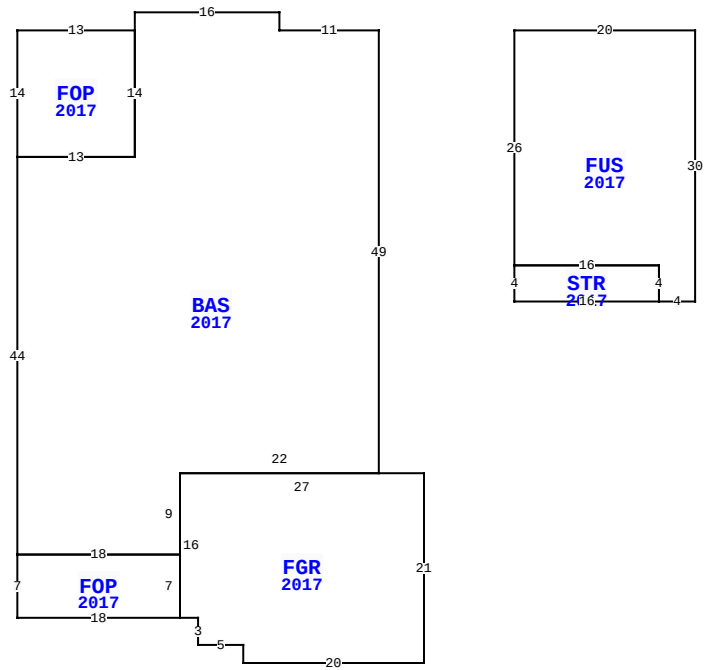
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,972	100	1,972	322,911
FGR	547	55	301	49,288
FOP	126	30	38	6,222
FOP	182	30	55	9,006
FUS	536	100	536	87,769
STR	64	10	6	983
TOTALS	3,427		2,908	476,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,908	117.2556	167.09	485,898	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2018 Heated Area: 2508 HX Base Yr 2018



96024 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		476,180
TOTAL MARKET OB/XF VALUE		5,737
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		781,917
SOH/AGL Deduction		324,147
ASSESSED VALUE		457,770
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		407,770
TOTAL JUST VALUE		781,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704641	CO ISSUED	0	05/25/2017
B1733664	NEW CONSTR	313,345	01/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0850	5/26/2017	WD	Q	I	01	474,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: TRIOLA JOSEPH M III						
2083/1312	11/15/2016	SW	Q	V	05	362,300
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 N2 W16 S2 FOP=[YR=2017] W13 S14 E13 N14$ S14 W13 S44 FOP=[YR=2017] S7 E18 FGR=[YR=2017] E2 S3 E5 S2 E20 N21 W27 S16$ N7 W18$ E18 N9 E22 N49$ PTR=E15 FUS=[YR=2017] E20 S30 W4 STR=[YR=2017] W16 N4 E16 S4$ N4 W16 N26$ W15$.

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	717.00	SF	7.00	7.00	100	2017	2017	3	97	4,868	
2	0855	CONC PAVER	0	100	0	0	128.00	SF	7.00	7.00	100	2017	2017	3	97	869	

LAND DESCRIPTION

TOTAL OB/XF 5,737

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 06/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS