LOT 80
OCEAN BREEZE AT AMELIA PB 8/91

CATHEY FAMILY TRUST/CATHEY RUSSELL S TRUSTEE
96063 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

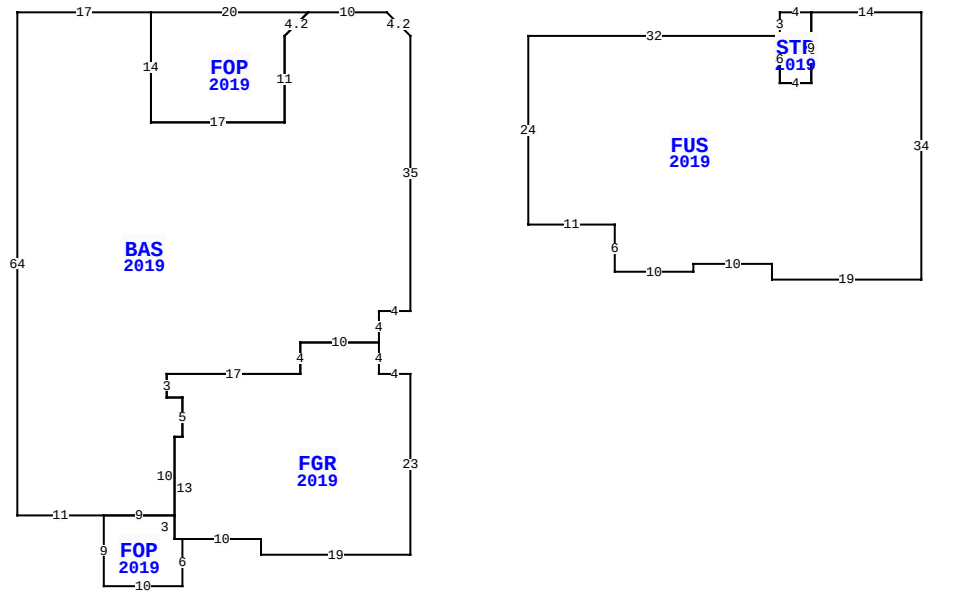
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2,343	363,152
FGR	706	55	388	60,138
FOP	87	30	26	4,030
FOP	243	30	73	11,315
FUS	1,461	100	1,461	226,447
STR	36	10	4	620
TOTALS	4,876		4,295	665,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,295	109.8636	156.56	672,425	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 3804 HX Base Yr 2021



96063 OCEAN BREEZE DR, 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		665,701
TOTAL MARKET OB/XF VALUE		59,363
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,025,064
SOH/AGL Deduction		356,340
ASSESSED VALUE		668,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		618,724
TOTAL JUST VALUE		1,025,064
NCON VALUE		44,350
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016287	SWIM POOL	45,000	11/22/2021
B1810405	CO ISSUED	0	10/15/2018
B1810405	NEW CONSTR	500,203	10/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2545/1913	12/14/2021	WD	U	I	11	100
GRANTOR: CATHEY RUSSELL & DEBR						
GRANTEE: CATHEY FAMILY TRUST						
2359/1858	5/07/2020	WD	Q	I	01	735,000
GRANTOR: SHASTEEN MALLORY E &						
GRANTEE: CATHEY RUSSELL & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W10 FOP=[YR=2019] W20 S14 E17 N11 U3 R3 $ D3 L3 S11 W17 N14 W17 S64 E11 FOP=[YR=2019] S9 E10 N6 FGR=[YR=2019] E10S2 E19 N23 W4 N4 W10 S4 W17 S3 E2 S5 W1 S13 E1$ W1 N3 W9$ E9 N10 E1 N5 W2 N3 E17 N4 E10 N4 E4 N35$ PTR=E15 FUS=[YR=2019] E32 STR=[YR=2019] N3 E4 S9 W4 N6$ S6 E4 N9 E14 S34 W19 N2 W10 S1 W10 N6 W11 N24$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,239.00	SF	7.00	7.00	100	2019	2019	3	99	8,586	
3	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2019	2019	3	96	3,871	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
5	0861	POOL GUNIT	0	100	0	0	418.00	SF	85.00	85.00	100	2022	2022	3	100	35,530	
6	0855	CONC PAVER	0	100	0	0	682.00	SF	10.00	10.00	100	2022	2022	3	100	6,820	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 59,363

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 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS