LOT 81
OCEAN BREEZE AT AMELIA PB 8/91

STEWART JOHN D & PAMELA L S
96059 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

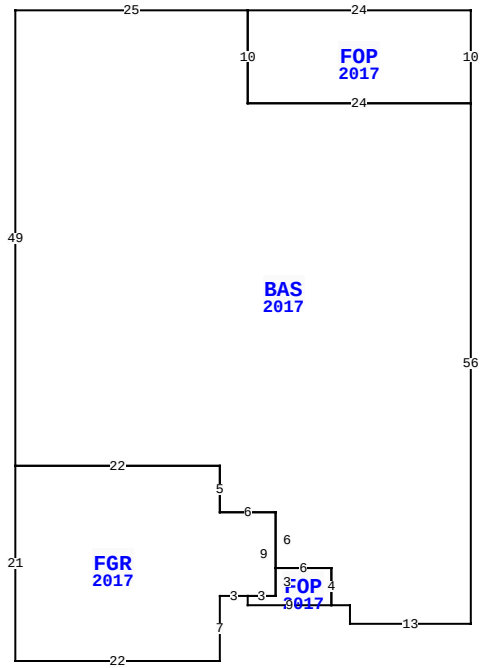
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,508	100	2,508	399,417
FGR	516	55	284	45,229
FOP	27	30	8	1,274
FOP	240	30	72	11,466
TOTALS	3,291		2,872	457,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,872	114.0972	162.59	466,958	2017	2017	0	0	0	2.05	97.95

1 SFR CUST – 100% - 2021 Heated Area: 2508 HX Base Yr 2021



96059 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		457,385
TOTAL MARKET OB/XF VALUE		4,726
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		762,111
SOH/AGL Deduction		349,940
ASSESSED VALUE		412,171
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		362,171
TOTAL JUST VALUE		762,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011507	CO ISSUED	0	12/28/2017
1702799	NEW CONSTR	315,125	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0076	3/27/2020	WD	Q	I	02	555,000
GRANTOR: BALLENGEE JAMES E & P						
GRANTEE: STEWART JOHN D & PA						
2167/1766	12/28/2017	WD	Q	I	02	466,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BALLENGEE JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W24 BAS=[YR=2017] W25 S49 FGR=[YR=2017] S21 E22 N7 E3 FOP=[YR=2017] S1 E9 N4 W6 S3 W3$ E3 N9 W6 N5 W22$ E22 S5 E6 S6 E6 S4 E2 S2 E13 N56 W24 N10$ S10 E24 N10$.

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	624.00	SF	7.00	7.00	100	2017	2017	3	97	4,237	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2017	2017	3	97	489	

LAND DESCRIPTION

TOTAL OB/XF 4,726

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 01/05/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS