LOT 82
IN OR 2194/42
OCEAN BREEZE AT AMELIA PB 8/91

SMIT BERNHARD U/THOMAS CATHY
96055 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0082-0000

BUILDING CHARACTERISTICS

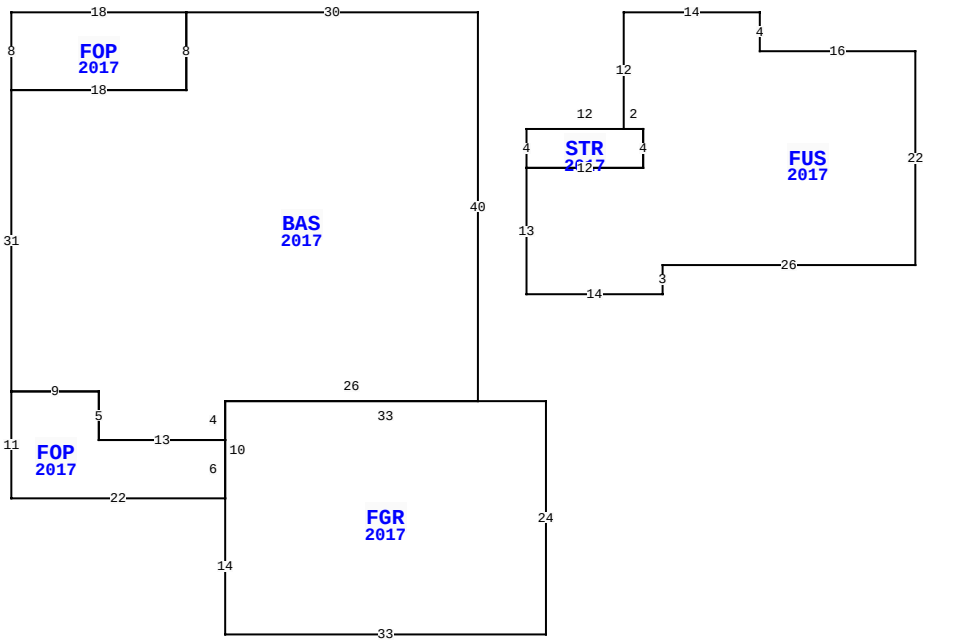
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	1,819	100	1,819	279,917
FGR	792	55	436	67,094
FOP	144	30	43	6,617
FOP	177	30	53	8,156
FUS	850	100	850	130,803
STR	48	10	5	770
TOTALS	3,830		3,206	493,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,206	110.7036	157.75	505,746	2017	2017	0	0	0	2.45	97.55

1 SFR CUST – 100% - 2019 Heated Area: 2669 HX Base Yr 2019



96055 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		493,355
TOTAL MARKET OB/XF VALUE		63,064
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		856,419
SOH/AGL Deduction		387,396
ASSESSED VALUE		469,023
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		419,023
TOTAL JUST VALUE		856,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807774	SWIM POOL	46,345	07/31/2018
1709825	CO ISSUED	0	11/06/2017
B1632552	NEW CONSTR	337,129	06/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0042	5/03/2018	WD	Q	I	02	456,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SMIT BERNHARD U & C						
2033/0813	3/10/2016	SW	Q	V	01	117,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] W18 S8 E18 N8$ S8 W18 S31 FOP=[YR=2017] S11 E22 FGR=[YR=2017] S14 E33 N24 W33 S10$ N6 W13 N5 W9$ E9 S5 E13 N4 E26 N40$ PTR=E15 FUS=[YR=2017] E14 S4 E16 S22 W26 S3 W14 N13 STR=[YR=2017] N4 E12 S4 W12$ E12 N4 W2 N12$ 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	854.00	SF	7.00	7.00	100	2017	2017	3	97	5,799	
2	0855	CONC PAVER	0	100	0	0	117.00	SF	7.00	7.00	100	2017	2017	3	97	794	
3	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	100	2018	2018	3	86	14,448	
4	0855	CONC PAVER	0	100	0	0	554.00	SF	10.00	10.00	100	2018	2018	3	98	5,429	
5	0861	POOL GUNIT	0	100	0	0	406.00	SF	85.00	85.00	100	2019	2019	3	93	32,094	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 63,064

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 01/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS