LOT 85
OCEAN BREEZE AT AMELIA PB 8/91

LAKE RUSSELL D & LYNN D
96043 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

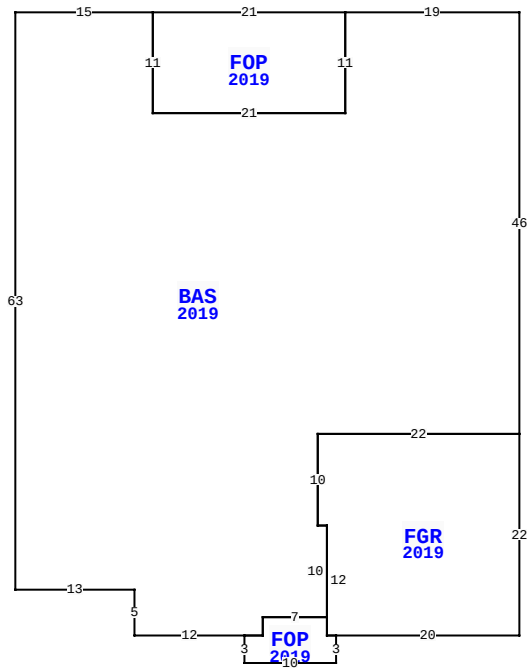
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,958	100	2,958	489,368
FGR	472	55	260	43,015
FOP	44	30	13	2,150
FOP	231	30	69	11,416
TOTALS	3,705		3,300	545,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,300	117.2724	167.11	551,463	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2020 Heated Area: 2958 HX Base Yr 2020



96043 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		545,948
TOTAL MARKET OB/XF VALUE		67,562
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		913,510
SOH/AGL Deduction		345,557
ASSESSED VALUE		567,953
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		517,953
TOTAL JUST VALUE		913,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007254	SWIM POOL	0	08/31/2020
B1810507	NEW CONSTR	500,000	10/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0436	6/17/2019	WD	Q	I	01	576,700
GRANTOR: D S WARE HOMES LLC						
GRANTEE: LAKE RUSSELL D & LY						
2214/0798	7/26/2018	SW	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W21 S11 E21 N11$ S11 W21 N11 W15 S63 E13 S5 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E20 N22 W22 S10 E1 S12 E1$ W1 N2 W7 S2 W2$ E2 N2 E7 N10 W1 N10 E22 N46$.

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	1,290.00	SF	10.00	10.00	100	2019	2019	3	99	12,771	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	3,960	
3	0861	POOL GUNIT	0	100	0	0	260.00	SF	85.00	85.00	100	2021	2021	3	98	21,658	
4	0911	SCRN RM A	0	100	55	17	935.00	SF	17.50	17.50	100	2021	2021	3	97	15,872	
5	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00	10.00	100	2021	2021	3	100	6,750	
6	0855	CONC PAVER	0	100	0	0	427.00	SF	10.00	10.00	100	2021	2021	3	100	4,270	
7	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2021	2021	3	99	2,281	

LAND DESCRIPTION

TOTAL OB/XF 67,562

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 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS