

LOT 87
IN OR 2143/1831
OCEAN BREEZE AT AMELIA PB 8/91

SAYLOR KENNY G & ANDREA M
96215 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0087-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

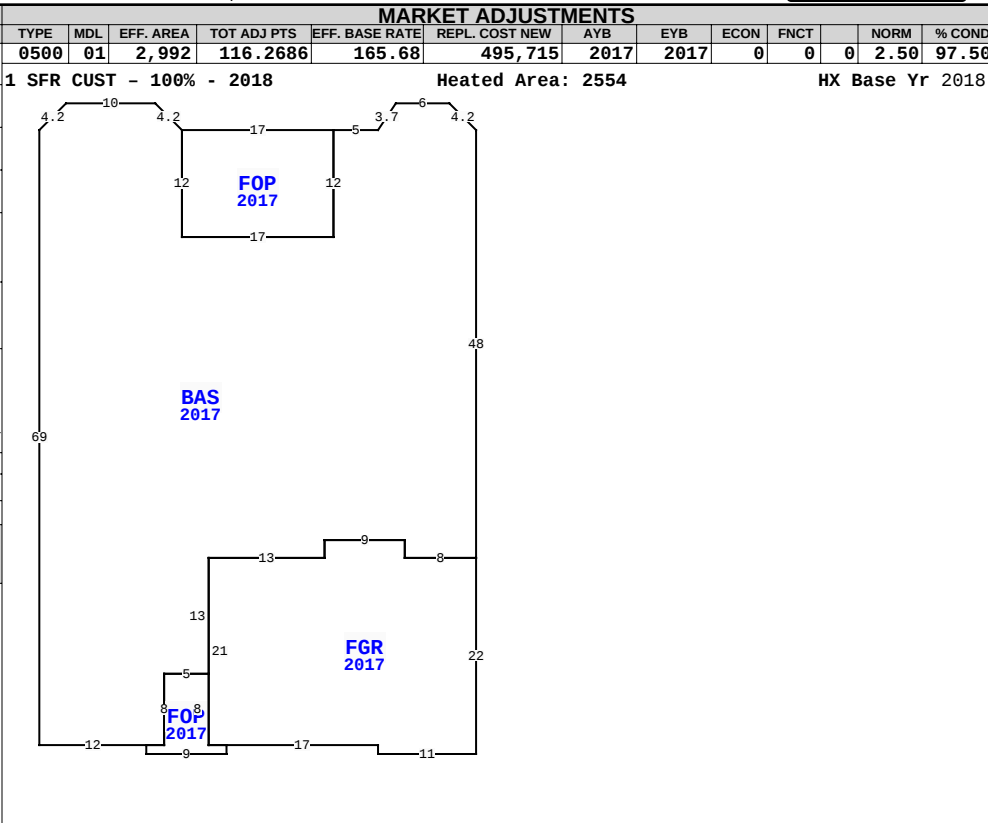
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,554	100	2,554	412,568
FGR	659	55	362	58,477
FOP	49	30	15	2,423
FOP	204	30	61	9,853

TOTALS	3,466		2,992	483,322
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	1,092.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	0	0	45.00	SF	7.00	7.00	100	2017
4	0855	CONC PAVER	0 100	2	3	6.00	SF	7.00	7.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE 09/06/2017 BY DJ



96215 OCEAN BREEZE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0 100	0	0	1,092.00	SF	7.00	7.00	100	2017	2017	3	97	7,415	
3	0855	CONC PAVER	0 100	0	0	45.00	SF	7.00	7.00	100	2017	2017	3	97	306	
4	0855	CONC PAVER	0 100	2	3	6.00	SF	7.00	7.00	100	2017	2017	3	97	41	

TOTAL OB/XF											
9,722											

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						483,322					
TOTAL MARKET OB/XF VALUE						9,722					
TOTAL LAND VALUE - MARKET						300,000					
TOTAL MARKET VALUE						793,044					
SOH/AGL Deduction						371,490					
ASSESSED VALUE						421,554					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						371,554					
TOTAL JUST VALUE						793,044					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						597,111					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702803	NEW CONSTR	328,872	04/03/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2143/1831	8/30/2017	WD	Q	I	02	532,300	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: SAYLOR KENNY G & AN							
2065/0382	8/12/2016	SW	Q	V	05	241,500	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] U3 L3 W6 D3 L2 W5 FOP=[YR=2017] W17 S12 E17 N12\$ S12 W17 N12 U3 L3 W10 D3 L3 S69 E12 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E17 S1 E11 N22 W8 N2 W9 S2 W13 S21 E2\$ W2 N8 W5 S8 W2\$ E2 N8 E5 N13 E13 N2 E9 S2 E8 N48\$.											