LOT 92
IN OR 2146/1858
OCEAN BREEZE AT AMELIA PB 8/91

SAMPLE JOSEPH M & JENNIFER D
96191 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0741-0092-0000**

## BUILDING CHARACTERISTICS

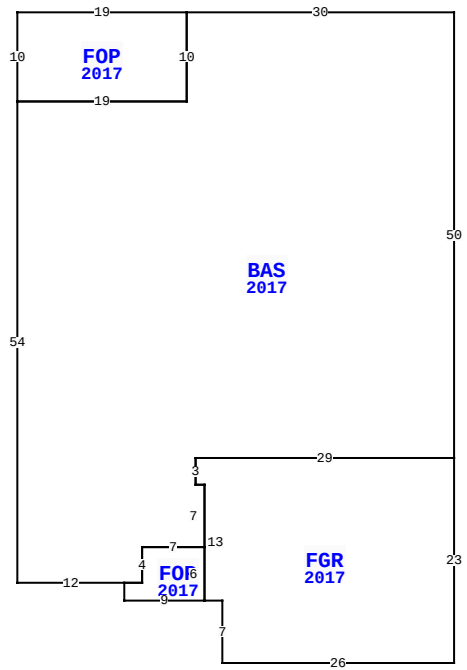
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 2,523 | 100 | 2,523 | 415,213 |
| FGR | 633 | 55 | 348 | 57,271 |
| FOP | 46 | 30 | 14 | 2,304 |
| FOP | 190 | 30 | 57 | 9,381 |
| TOTALS | 3,392 | | 2,942 | 484,169 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,942 | 117.8478 | 167.93 | 494,050 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SFR CUST – 100% - 2018 Heated Area: 2523 HX Base Yr 2018




96191 OCEAN BREEZE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 484,169 |
| TOTAL MARKET OB/XF VALUE | | 8,603 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 792,772 |
| SOH/AGL Deduction | | 379,908 |
| ASSESSED VALUE | | 412,864 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 357,864 |
| TOTAL JUST VALUE | | 792,772 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 597,867 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1708224 | CO ISSUED | 0 | 09/18/2017 |
| B1702947 | NEW CONSTR | 320,628 | 04/05/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2146/1858 | 9/15/2017 | WD | Q | I | 01 | 489,100 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: SAMPLE JOSEPH M & J | | | | | | |
| 2071/1566 | 9/12/2016 | SW | U | V | 30 | 120,800 |
| GRANTOR: OCEAN BREEZE OF AMELI | | | | | | |
| GRANTEE: RIVERSIDE HOMES OF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] W19 S10 E19 N10$ S10 W19 S54 E12 FOP=[YR=2017] S2 E9 FGR=[YR=2017] E2 S7 E26 N23 W29 S3 E1 S13$ N6 W7 S4 W2$ E2 N4 E7 N7 W1 N3 E29 N50$.

## 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 | 1,213.00 | SF | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 97 | 8,236 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 18 | 3 | 54.00 | SF | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 97 | 367 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,603

| 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 09/07/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS