



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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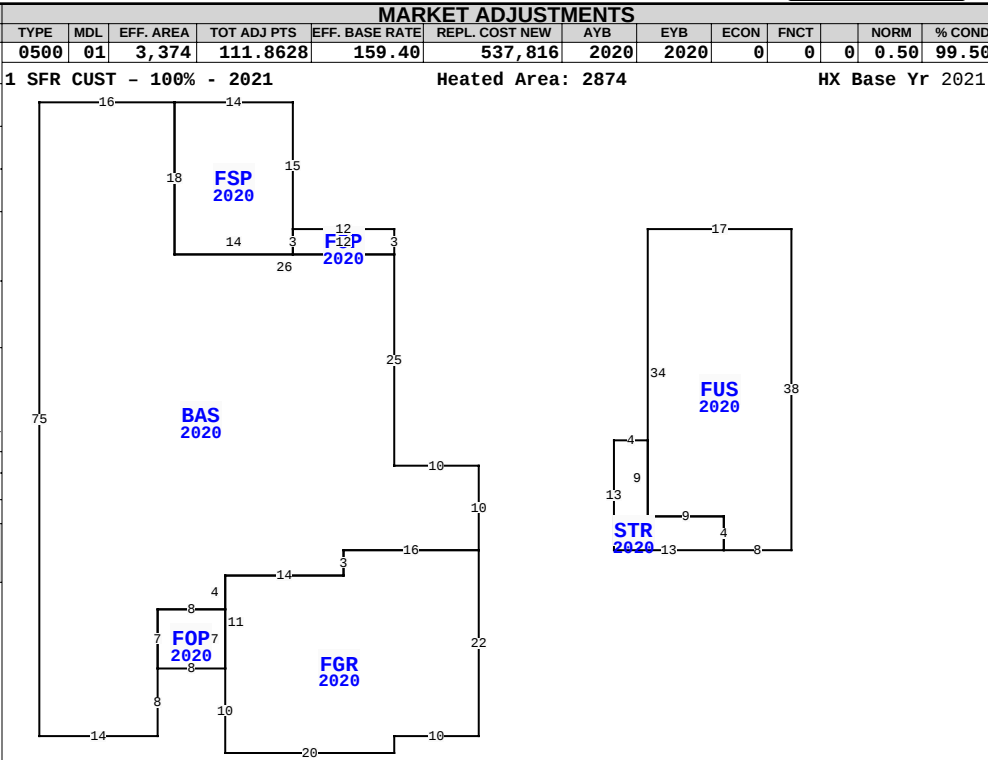
NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100	2,264	359,078
FGR	658	55	362	57,414
FOP	36	30	11	1,744
FOP	56	30	17	2,696
FSP	252	40	101	16,019
FUS	610	100	610	96,748
STR	88	10	9	1,428

TOTALS	3,964		3,374	535,127
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,280.00	SF	10.00	10.00
2	0861	POOL GUNIT	0 100	0	0	256.00	SF	85.00	85.00
3	0855	CONC PAVER	0 100	0	0	336.00	SF	10.00	10.00
4	0462	ST/AL FNC	0 100	0	0	504.00	SF	10.00	10.00
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

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



96171 OCEAN BREEZE DR, FERNANDINA BEACH

96171 OCEAN BREEZE DR, FERNANDINA BEACH										
INC DATE						AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,280.00	SF	10.00	10.00	100	2020	2020	3	99	12,672	
256.00	SF	85.00	85.00	100	2020	2020	3	95	20,672	
336.00	SF	10.00	10.00	100	2020	2020	3	99	3,326	
504.00	SF	10.00	10.00	100	2020	2020	3	95	4,788	
2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

TOTAL OB/XF											44,026	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	:	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
535,127									
TOTAL MARKET OB/XF VALUE									
44,026									
TOTAL LAND VALUE - MARKET									
300,000									
TOTAL MARKET VALUE									
879,153									
SOH/AGL Deduction									
370,294									
ASSESSED VALUE									
508,859									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
458,859									
TOTAL JUST VALUE									
879,153									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
596,512									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000296	SWIM POOL	28,000	01/10/2020
B1808403	NEW CONSTR	380,263	08/16/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2428/0146	1/14/2021	QC	U	I	11	100			
GRANTOR: ABRASSART DEAN G LIVI									
GRANTEE: ABRASSART DEAN & NA									
2376/1890	6/26/2020	WD	Q	I	02	572,700			
GRANTOR: ADVANTAGE HOME BUILDE									
GRANTEE: ABRASSART DEAN G LI									

BUILDING NOTES									
BAS=[YR=2020;ORIG=-26,-15] W16 S75 E14 N8 N7 E8 N4 E14 N3 E16 N10 W10 N25 W26 N18 \$									
FGR=[YR=2020;ORIG=-20,52] S10 E20 N2 E10 N22 W16 S3 W14 S11 \$									
FSP=[YR=2020;ORIG=-12,0] N15 W14 S18 E14 N3 \$									
FOP=[YR=2020;ORIG=-28,52] E8 N7 W8 S7 \$									
FOP=[YR=2020;ORIG=0,0] W12 S3 E12 N3 \$									
FUS=[YR=2020;ORIG=30,0] E17 S38 W8 N4 W9 N34 \$									
STR=[YR=2020;ORIG=26,25] E4 S9 E9 S4 W13 N13 \$									