LOT 95
IN OR 2050/228
OCEAN BREEZE AT AMELIA PB 8/91

REES JOSEPH ALLISON III & MARGARET ANN
96163 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0095-0000

NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

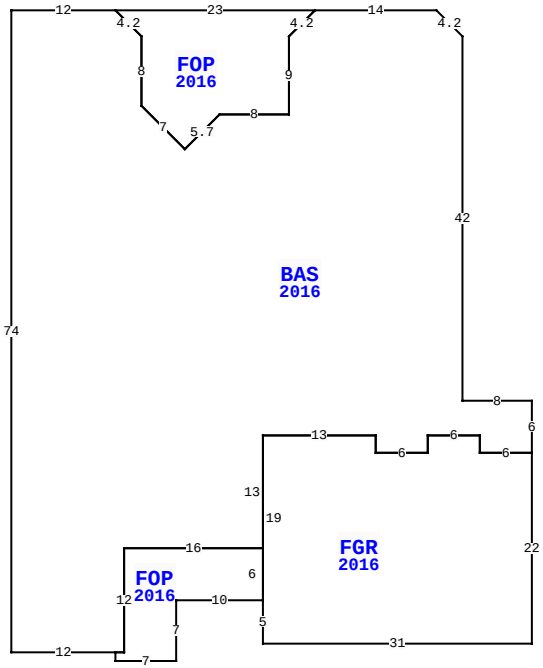
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,904	100	2,904	452,898
FGR	720	55	396	61,759
FOP	139	30	42	6,550
FOP	229	30	69	10,761
TOTALS	3,992		3,411	531,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,411	112.8288	160.78	548,421	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2017 Heated Area: 2904 HX Base Yr 2017



96163 OCEAN BREEZE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		531,968
TOTAL MARKET OB/XF VALUE		6,781
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		838,749
SOH/AGL Deduction		340,047
ASSESSED VALUE		498,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		448,702
TOTAL JUST VALUE		838,749
NCON VALUE		1,455
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631749	CO ISSUED	0	06/02/2016
B1631749	NEW CONSTR	369,469	02/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/0228	5/31/2016	WD	Q	I	01	567,300
GRANTOR: DS WARE HOMES LLC						
GRANTEE: REES JOSEPH ALLISON						
2010/1587	10/23/2015	SW	Q	V	01	110,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: DS WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W14 FOP=[YR=2016] W23 D3 R3 S8 D5 R5 U4 R4 E8 N9 U3 R3 $ D3 L3 S9 W8 D4 L4 U5 L5 N8 U3 L3 W12 S74 E12 FOP=[YR=2016] S1 E7 N7 E10 FGR=[YR=2016] S5 E31 N22 W6 N2 W6 S2 W6 N2 W13 S19$ N6 W16 S12 W1$ E1 N12 E16 N13 E13 S2 E6 N2 E6 S2 E6 N6 W8 N42$.

EXTRA FEATURES

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	2016	2016	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	296.00	SF	10.00	10.00	100	2016	2016	3	97	2,871	
3	0855	CONC PAVER	0	100	0	0	51.00	SF	10.00	10.00	100	2016	2016	3	97	495	
4	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00	10.00	100	2017	2017	3	97	1,455	

LAND DESCRIPTION

TOTAL OB/XF 6,781

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS