



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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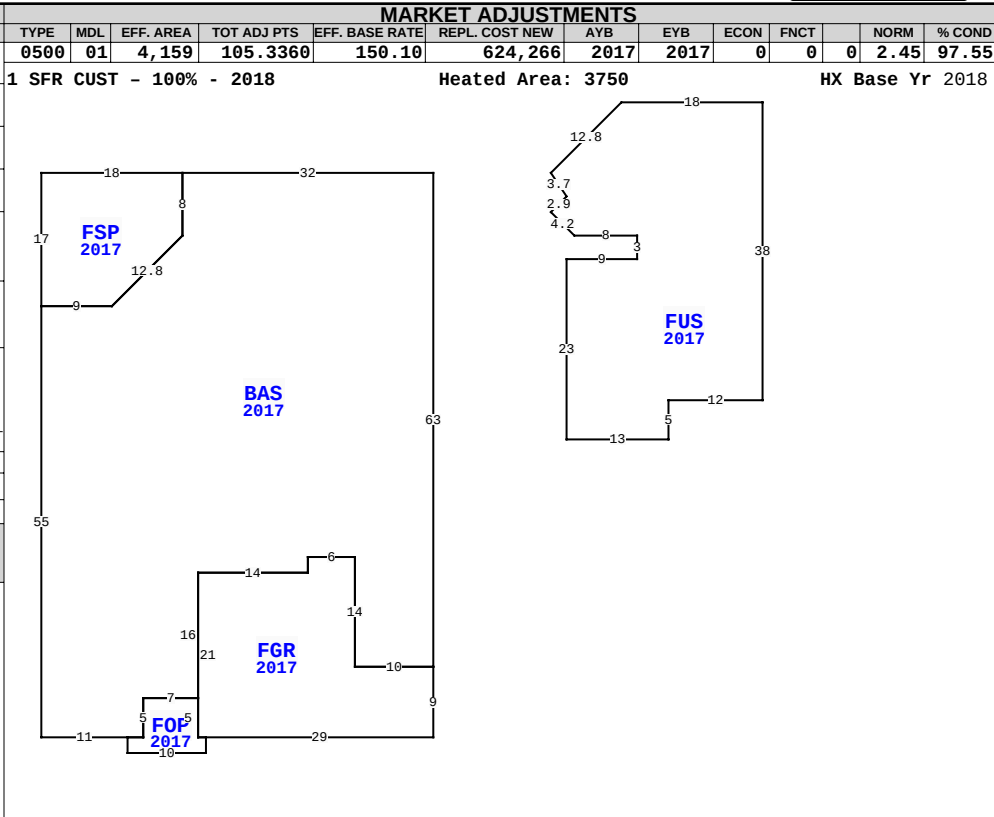
NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,778	100	2,778	406,762
FGR	522	55	287	42,024
FOP	55	30	16	2,343
FSP	266	40	106	15,521
FUS	972	100	972	142,323

TOTALS	4,593		4,159	608,971
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0	100	0	1,092.00	SF	7.00	7.00
3	0855	CONC PAVER	0	100	0	60.00	SF	7.00	7.00

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



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

96151 OCEAN BREEZE DR, FERNANDINA BEACH

TOTAL OB/XF									
9,782									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					608,971				
TOTAL MARKET OB/XF VALUE					9,782				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					918,753				
SOH/AGL Deduction					427,792				
ASSESSED VALUE					490,961				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					435,961				
TOTAL JUST VALUE					918,753				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					704,300				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632898	CO ISSUED	0	04/20/2017
B1632898	NEW CONSTR	445,758	08/23/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/693	6/01/2023	QC	U	I	11	100	
GRANTOR: MAYNE ANN MITCHELL							
GRANTEE: RUSSELL TAYLOR LANC							
2116/0456	4/21/2017	WD	Q	I	01	604,500	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: MAYNE BOBBY J & ANN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W32 FSP=[YR=2017] W18 S17 E9 U9 R9 N8\$ S8 L9 D9 W9 S55 E11 FOP=[YR=2017] S2 E10 N2 FGR=[YR=2017] E29 N9 W10 N14 W6 S2 W14 S21 E1\$ W1 N5 W7 S5 W2\$ E2 N5 E7 N16 E14 N2 E6 S14 E10 N63\$ PTR=E15 FUS=[YR=2017] U9 R9 E18 S38 W12 S5 W13 N23 E9 N3 W8 U3 L3 U2 R2 U3 L2 \$ W15\$.									