LOT 99
IN OR 2109/335
OCEAN BREEZE AT AMELIA PB 8/91

DRAHZAL MATTHEW R & MELISSA
96143 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

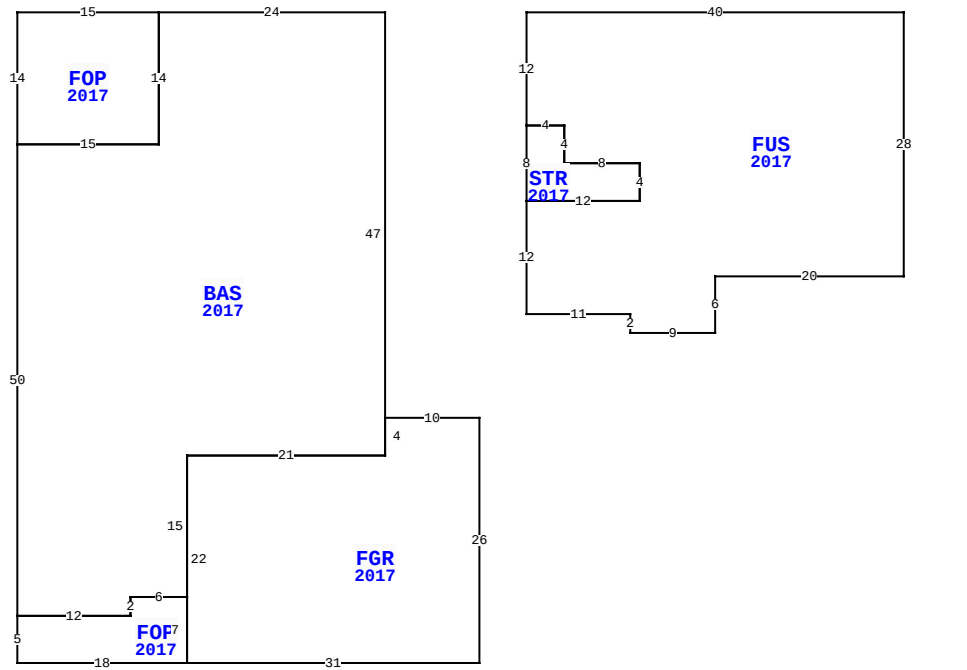
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1,917	281,894
FGR	722	55	397	58,379
FOP	102	30	31	4,558
FOP	210	30	63	9,264
FUS	1,154	100	1,154	169,695
STR	64	10	6	882
TOTALS	4,169		3,568	524,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,568	105.8400	150.82	538,126	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 3071 HX Base Yr 2018



96143 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		524,673
TOTAL MARKET OB/XF VALUE		10,925
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		835,598
SOH/AGL Deduction		340,788
ASSESSED VALUE		494,810
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		444,810
TOTAL JUST VALUE		835,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002256	CO ISSUED	0	03/20/2017
B1632700	NEW CONSTR	386,732	07/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/0335	3/21/2017	WD	Q	I	02	519,900
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DRAHZAL MATTHEW R &						
1971/1747	3/31/2015	QC	U	V	11	100
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FOP=[YR=2017] W15 S14 E15 N14$ S14 W15 S50 FOP=[YR=2017] S5 E18 FGR=[YR=2017] E31 N26 W10 S4 W21 S22$ N7 W6 S2 W12$ E12 N2 E6 N15 E21 N47$ PTR=E15 FUS=[YR=2017] E40 S28 W20 S6 W9 N2 W11 N12 STR=[YR=2017] N8 E4 S4 E8 S4 W12$ E12 N4 W8 N4 W4 N12$ W15$.

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	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	1,206.00	SF	7.00	7.00	100	2017	2017	3	97	8,189	
3	0855	CONC PAVER	0	100	0	0	80.00	SF	10.00	10.00	100	2017	2017	3	97	776	

LAND DESCRIPTION

TOTAL OB/XF 10,925

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 03/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS