

LOT 102
IN OR 2013/978
OCEAN BREEZE AT AMELIA PB 8/91

WEIHSMANN PETER R & NANCY KAY
96109 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0102-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,963	112.0245	159.63	472,984	2015	2015	0	0	0	3.00	97.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2016													Heated Area: 2512													HX Base Yr 2016												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 50																																							
Interior Floo	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		3 100																																							
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	2,512	100	2,512	388,961																																					
FGR	646	55	355	54,969																																					
FOP	65	30	20	3,097																																					
FOP	255	30	76	11,768																																					
TOTALS			3,478	2,963	458,794																																				
EXTRA FEATURES			96109 OCEAN BREEZE DR, FERNANDINA BEACH																																						
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	0855	CONC PAVER	0 100	0	0	1,484.00	SF	7.00	7.00	100	2015	2015	3	96	9,972																										
2	0855	CONC PAVER	0 100	0	0	35.00	SF	7.00	7.00	100	2015	2015	3	96	235																										
3	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00	100	2020	2020	3	95	31,008																										
4	0857	SANDSTONE	0 100	0	0	751.00	SF	16.00	16.00	100	2020	2020	3	100	12,016																										
5	0462	ST/AL FNC	0 100	0	0	360.00	SF	10.00	10.00	100	2020	2020	3	95	3,420																										
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588																										
LAND DESCRIPTION			TOTAL OB/XF													57,239																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																																									