

LOT 104
IN OR 2103/152
OCEAN BREEZE AT AMELIA PB 8/91

BOWMAN RICHARD D & LILA C
96099 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0104-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
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
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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	2,399	100	2,399	366,762
FGR	448	55	246	37,609
FOP	65	30	20	3,058
FSP	180	40	72	11,008
FUS	1,116	100	1,116	170,615
STR	48	10	5	764

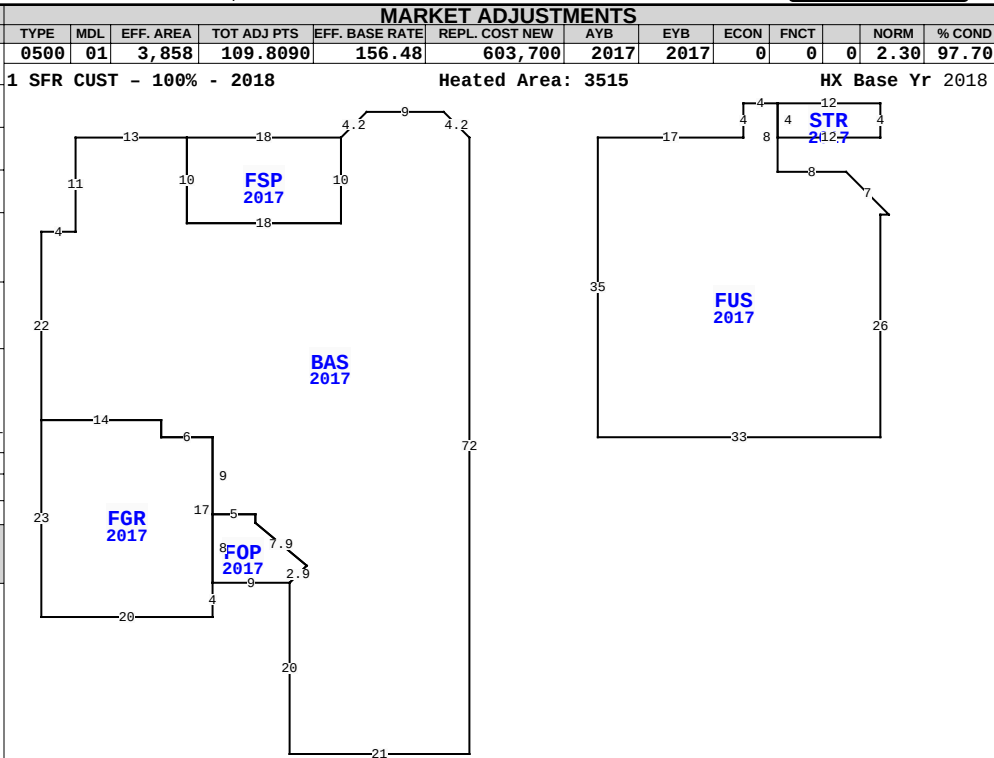
TOTALS	4,256	3,858	589,815
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EXTRA FEATURES

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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0 100	0	0	890.00	SF	7.00	7.00	100	2017	2017	3	97	6,043	
3	0855	CONC PAVER	0 100	0	0	33.00	SF	7.00	7.00	100	2017	2017	3	97	224	
4	0855	CONC PAVER	0 100	3	3	9.00	SF	7.00	7.00	100	2017	2017	3	97	61	
5	0855	CONC PAVER	0 100	0	0	108.00	SF	7.00	7.00	100	2017	2017	3	97	733	

LAND DESCRIPTION

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							



96099 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF

9,021

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		589,815
TOTAL MARKET OB/XF VALUE		9,021
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		898,836
SOH/AGL Deduction		453,508
ASSESSED VALUE		445,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		395,328
TOTAL JUST VALUE		898,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001481	CO ISSUED	0	02/23/2017
B1632640	NEW CONSTR	424,716	07/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/0152	2/23/2017	WD	Q	I	01	624,400

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: BOWMAN RICHARD DEAN

1998/1217 8/18/2015 SW U V 30 110,800

GRANTOR: OCEAN BREEZE OF AMELI

GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W9 D3 L3 FSP=[YR=2017] W18 S10 E18
N10\$ S10 W18 N10 W13 S11 W4 S22 FGR=[YR=2017] S23 E20 N4
FOP=[YR=2017] E9 U2 R2 U5 L6 N1 W5 S8\$ N17 W6 N2 W14\$ E14
S2 E6 S9 E5 S1 D5 R6 D2 L2 S20 E21 N72\$ PTR=E15
FUS=[YR=2017] E17 N4 E4 STR=[YR=2017] E12 S4 W12 N4\$ S8 E8
D5 R5 W1 S26 W33 N35\$ W15\$.