LOT 107
OCEAN BREEZE AT AMELIA PB 8/91

JAQUES MICHAEL W & EMILY L/E/
96025 SEA BREEZE WAY
FERNADINA BEACH, FL 32034

**2023**

**00-00-30-0741-0107-0000**

## BUILDING CHARACTERISTICS

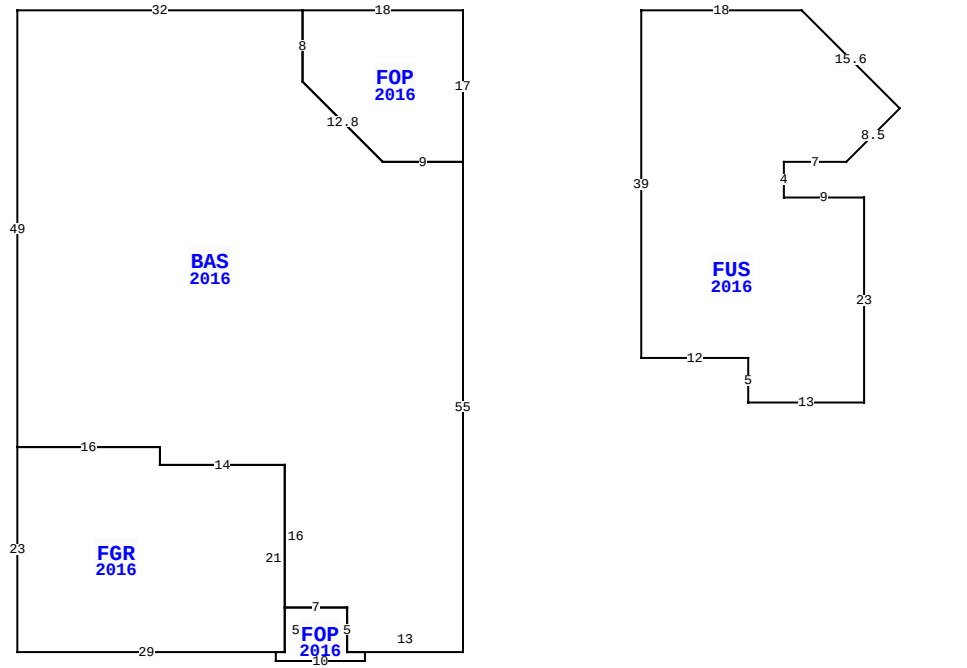
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 10 | ABOVE AVG 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 |
| NEIGHBORHOOD/LOC | 2122.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,638 | 100 | 2,638 | 393,730 |
| FGR | 662 | 55 | 364 | 54,329 |
| FOP | 45 | 30 | 14 | 2,089 |
| FOP | 266 | 30 | 80 | 11,940 |
| FUS | 994 | 100 | 994 | 148,357 |
| TOTALS | 4,605 | | 4,090 | 610,445 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,090 | 107.9232 | 153.79 | 629,001 | 2016 | 2016 | 0 | 0 | 0 | 2.95 | 97.05 |

1 SFR CUST – 100% - 2020 Heated Area: 3632 HX Base Yr 2020




96025 SEA BREEZE WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 610,445 |
| TOTAL MARKET OB/XF VALUE | | 18,246 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 928,691 |
| SOH/AGL Deduction | | 346,361 |
| ASSESSED VALUE | | 582,330 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 532,330 |
| TOTAL JUST VALUE | | 928,691 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 710,298 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632481 | NEW CONSTR | 444,592 | 06/10/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2340/1270 | 2/18/2020 | LE | U | I | 11 | 100 |
| GRANTOR: JAQUES MICHAEL WARD & | | | | | | |
| GRANTEE: JACQUES MATTHEW M & | | | | | | |
| 2074/1883 | 9/27/2016 | WD | Q | I | 01 | 597,700 |
| GRANTOR: D S WARE HOMES LLC | | | | | | |
| GRANTEE: JAQUES MICHAEL WARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2016] W18 BAS=[YR=2016] W32 S49 FGR=[YR=2016] S23 E29 FOP=[YR=2016] S1 E10 N1 W2 N5 W7 S5 W1$ E1 N21 W14 N2 W16$ E16 S2 E14 S16 E7 S5 E13 N55 W9 U9 L9 N8$ S8 D9 R9 E9 N17$ PTR=E20 FUS=[YR=2016] E18 D11 R11 D6 L6 W7 S4 E9 S23 W13N5 W12 N39$ W20$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,017.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 97 | 9,865 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 462.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 97 | 4,481 | |
| 3 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2016 | 2016 | 3 | 78 | 3,900 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,246

| 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 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