

LOT 110
IN OR 2059/418
OCEAN BREEZE AT AMELIA PB 8/91

CROSS THOMAS LEE & PAMELA J
96013 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0110-0000



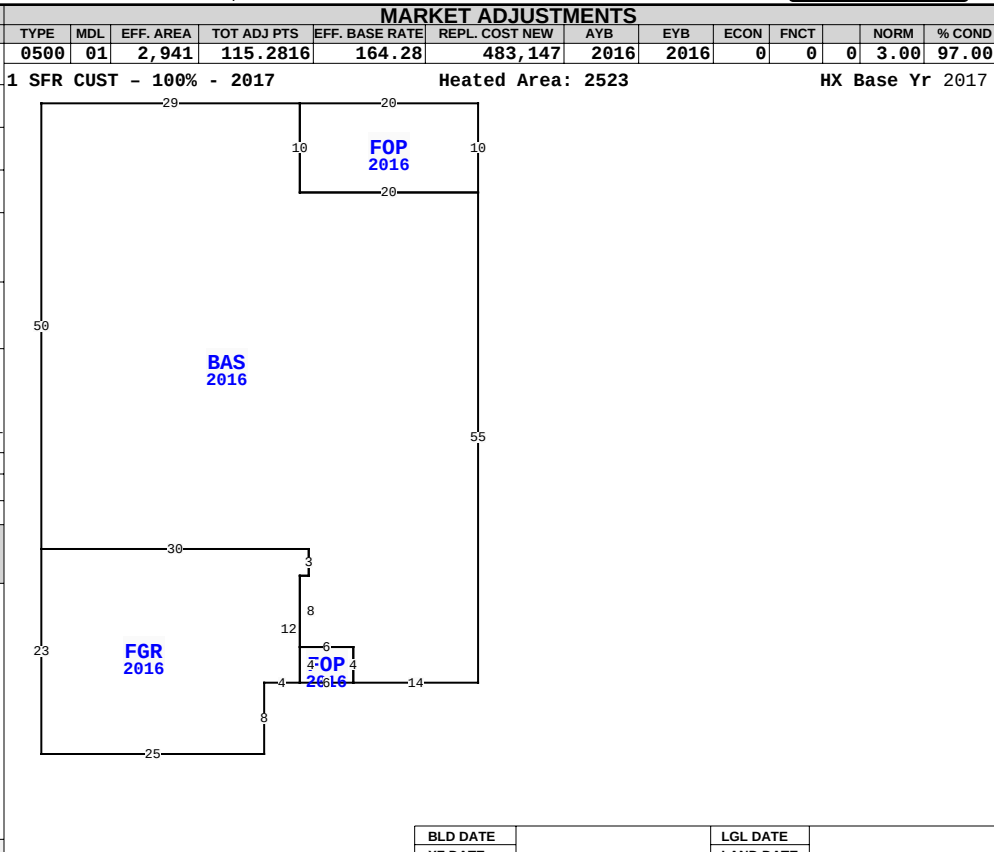
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,523	100	2,523	402,044
FGR	638	55	351	55,932
FOP	24	30	7	1,116
FOP	200	30	60	9,561
TOTALS	3,385		2,941	468,653

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVER	0	100	0	0			
2	0855	CONC PAVER	0	100	0	0			
3	0855	CONC PAVER	0	100	0	0			

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
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96013 SEA BREEZE WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
10,521													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 8												Tax Dist:	
BUILDING MARKET VALUE												468,653	
TOTAL MARKET OB/XF VALUE												10,521	
TOTAL LAND VALUE - MARKET												300,000	
TOTAL MARKET VALUE												779,174	
SOH/AGL Deduction												322,581	
ASSESSED VALUE												456,593	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												406,593	
TOTAL JUST VALUE												779,174	
NCON VALUE												3,119	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												583,841	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631704	CO ISSUED	0	07/13/2016
B1631704	NEW CONSTR	315,484	01/26/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2059/0418	7/15/2016	WD	Q	I	01	452,300			
GRANTOR: RIVERSIDE HOMES OF NO									
GRANTEE: CROSS THOMAS LEE &									
1996/1770	8/10/2015	SW	U	V	30	105,000			
GRANTOR: OCEAN BREEZE OF AMELI									
GRANTEE: RIVERSIDE HOMES OF									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W20 BAS=[YR=2016] W29 S50 FGR=[YR=2016] S23 E25 N8 E4 FOP=[YR=2016] E6 N4 W6 S4\$ N12 E1 N3 W30\$ E30 S3 W1 S8 E6 S4 E14 N55 W20 N10\$ S10 E20 N10\$.									