LOT 111
IN OR 2184/373
OCEAN BREEZE AT AMELIA-REPLAT

SPRATTO TIMOTHY B & BROOKE M
96235 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0111-0000

BUILDING CHARACTERISTICS

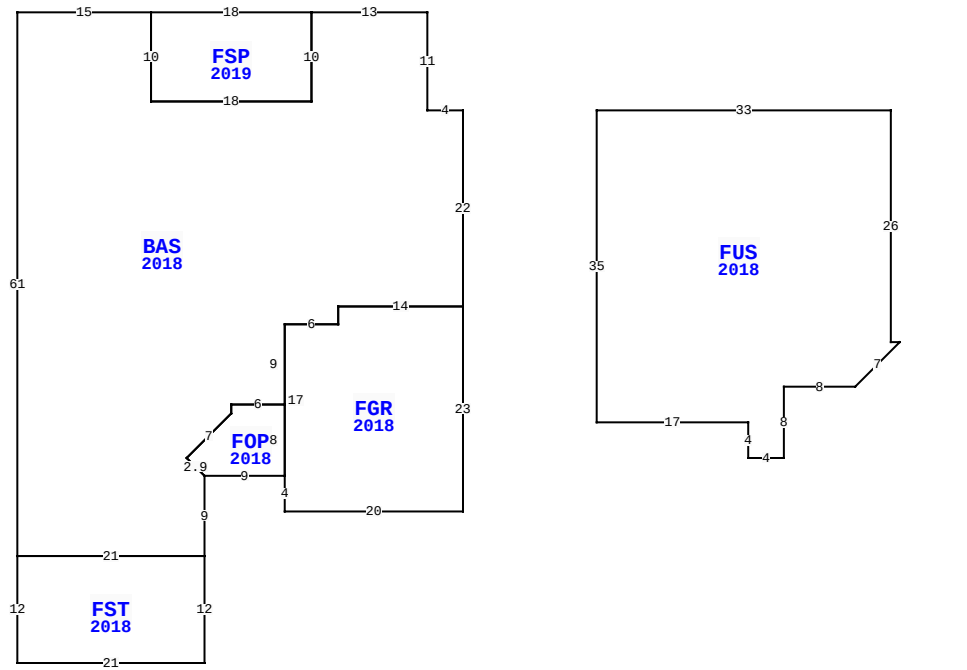
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,129	100	2,129	332,657
FGR	448	55	246	38,438
FOP	69	30	21	3,281
FSP	180	40	72	11,250
FST	252	55	139	21,719
FUS	1,116	100	1,116	174,376
TOTALS	4,194		3,723	581,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,723	111.3210	158.63	590,579	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 3245 HX Base Yr 2019



96235 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		581,720
TOTAL MARKET OB/XF VALUE		64,694
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		946,414
SOH/AGL Deduction		343,325
ASSESSED VALUE		603,089
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		553,089
TOTAL JUST VALUE		946,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904207	SWIM POOL	90,000	04/25/2019
B1802635	CO ISSUED	0	03/13/2018
B1707381	NEW CONSTR	405,374	08/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0373	3/14/2018	WD	Q	I	01	603,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SPRATTO TIMOTHY B &						
2138/1563	8/03/2017	SW	U	V	30	120,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 N11 W13 FSP=[YR=2019] W18 S10 E18 N10$ S10 W18 N10 W15 S61 FST=[YR=2018] S12 E21 N12 W21$ E21 N9 FOP=[YR=2018] E9 FGR=[YR=2018] S4 E20 N23 W14 S2 W6 S17$ N8 W6 S1 D5 L5 D2 R2 $ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22$ PTR= E15 FUS=[YR=2018] E33 S26 E1 D5 L5 W8 S8 W4 N4 W17 N35$ 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	0855	CONC PAVER	0	100	0	0	1,004.00	SF	7.00	7.00	100	2018	2018	3	98	6,887	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2018	2018	3	98	741	
3	0462	ST/AL FNC	0	100	0	0	1,032.00	SF	10.00	10.00	100	2019	2019	3	93	9,598	
4	0861	POOL GUNIT	0	100	0	0	467.00	SF	85.00	85.00	100	2019	2019	3	93	36,916	
5	0855	CONC PAVER	0	100	0	0	884.00	SF	10.00	10.00	100	2019	2019	3	99	8,752	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 64,694

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 10/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS