LOT 1
IN OR 2188/516
OCEAN BREEZE AT AMELIA PB 8/91

SNYDER GINA R & JEFFREY G
96260 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0001-0000

BUILDING CHARACTERISTICS

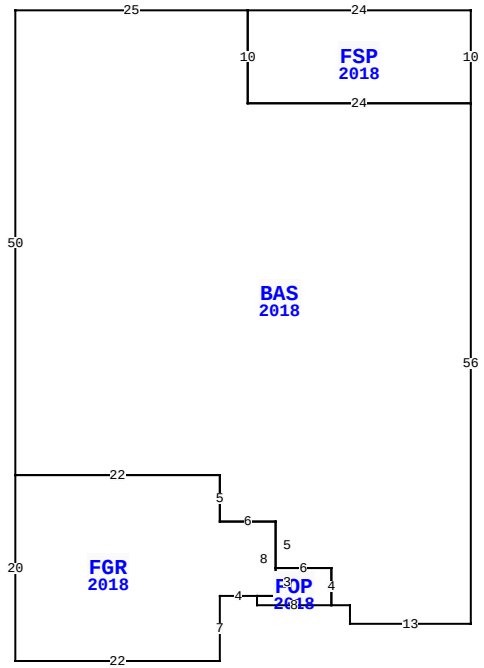
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,536	100	2,536	423,903
FGR	488	55	268	44,797
FOP	26	30	8	1,338
FSP	240	40	96	16,047
TOTALS	3,290		2,908	486,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,908	114.2946	171.44	498,548	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 2536 HX Base Yr 2019



96260 OCEAN BREEZE DR, 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		486,084
TOTAL MARKET OB/XF VALUE		4,516
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		790,600
SOH/AGL Deduction		310,889
ASSESSED VALUE		479,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		429,711
TOTAL JUST VALUE		790,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803226	CO ISSUED	0	03/29/2018
1707925	NEW CONSTR	315,337	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/0516	3/29/2018	WD	Q	I	02	491,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SNYDER GINA R & JEF						
2073/1298	9/21/2016	SW	U	V	30	240,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W24 BAS=[YR=2018] W25 S50 FGR=[YR=2018] S20 E22 N7 E4 FOP=[YR=2018] S1 E8 N4 W6 S3 W2$ E2 N8 W6 N5 W22$ E22 S5 E6 S5 E6 S4 E2 S2 E13 N56 W24 N10$ S10 E24 N10$.

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	464.00	SF	7.00	7.00	100	2018	2018	3	97	3,151	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2018	2018	3	97	469	
3	0855	CONC PAVER	0	100	0	0	132.00	SF	7.00	7.00	100	2018	2018	3	97	896	

LAND DESCRIPTION

TOTAL OB/XF 4,516

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS