

ABEL CHRISTOPHER &/BAILEY LEE A
96244 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD FR STUC 100
Roof Structure08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor11CLAY TILE 60
Interior Floor13CARPET 40
Air Condition04CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms03100
Bathrooms2.5100
Frame02WOOD FRAME 100

Stories Units1.1.100
 0100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,510	100	2,510	421,008
FGR	628	55	345	57,867
FOP	31	30	9	1,509
FOP	200	30	60	10,064
PTO	32	5	2	336

TOTALS3,4012,926490,785

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	0855	CONC PAVER	0100	0	0	765.00	SF	7.00	7.00	100	2017	2017	3	97	5,194	
2	0855	CONC PAVER	0100	0	0	63.00	SF	7.00	7.00	100	2017	2017	3	97	428	
3	0600	SUMMER KIT	0100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	78	3,900	
4	0476	VF 6 SBPL	0100	0	0	18.00	LF	32.00	32.00	100	2017	2017	3	92	530	
5	0470	VNYL GATE	0100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	
6	0855	CONC PAVER	0100	0	0	350.00	SF	10.00	10.00	100	2024	2023		100	3,500	

LAND DESCRIPTIONTOTAL OB/XF13,828

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 DATE03/14/2024BYKBA

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

MARKEADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYEBCONFNCTEFF. BASE RATE% CONDD

0500012,926115.2816172.92505,96420172017003.0097.00

1 SFR CUST - 100% - 2020Heated Area: 2510HX Base Yr 2020

PTO2017

FOP2017

BAS2017

FGR2017

FOP2017

96244 OCEAN BREEZE DR, FERNANDINA BEACH, FL 32110

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

SALSALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYRSN CDPRICE

2294/16277/30/2019WDQI02549,000

GRANTOR:MARLER-CONNER CAROLYN

GRANTEE:ABEL CHRISTOPHER &

2112/08803/31/2017WDQI02479,200

GRANTOR:D S WARE HOMES LLC

GRANTEE:CONNER DAVID M & CA

BUILDING NOTESTOTAL BUILDING DIMENSIONSPTO=[YR=2017] W8 S4 BAS=[YR=2017] W19 FOP=[YR=2017] W20 S10 E20 N10\$ S10 W20 S57 E13 FOP=[YR=2017] S1 E10 N1 FGR=[YR=2017] E3 S3 E28 N21 W28 S8 W4 S10E1\$ W1 N3 W7 S3 W2\$ E2 N3 E7 N7 E4 N8 E21 N49 W8\$ E8 N4\$.

NASSAU COUNTY PROPERTYVALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE490,785

TOTAL MARKET OB/XF VALUE13,828

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE804,613

SOH/AGL Deduction314,805

ASSESSED VALUE489,808

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE439,808

TOTAL JUST VALUE804,613

NCON VALUE3,500

INCOME VALUE

PREVIOUS YEAR MKT VALUE779,211

PERMIT NUMDESCRIPTIONAMTISSUED

17002544CO ISSUED003/27/2017

B1633078NEW CONSTR319,13609/19/2016