

LOT 6
IN OR 2138/741
OCEAN BREEZE AT AMELIA PB 8/91

SMITH JACK M & DONNA M
96240 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,971	100	2,971	471,878
FGR	546	55	300	47,648
FOP	178	30	53	8,418
FOP	255	30	76	12,071
TOTALS	3,950		3,400	540,015

EXTRA FEATURES	
L N	OB/XF CODE
1	0855
2	0855
3	0911
4	0861
5	0855

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,400	109.1580	163.74	556,716	2017	2017	0	0	3.00	97.00
1 SFR CUST - 100% - 2018 Heated Area: 2971 HX Base Yr 2018											

TOTAL OB/XF	
67,385	

LAND DESCRIPTION	
L N	USE CODE
1	000100

CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	540,015
TOTAL MARKET OB/XF VALUE	67,385
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	907,400
SOH/AGL Deduction	349,533
ASSESSED VALUE	557,867
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	507,867
TOTAL JUST VALUE	907,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	885,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703025	CO ISSUED	0	07/27/2017
17003025	SWIM POOL	47,900	05/01/2017
B1701096	NEW CONSTR	368,288	02/13/2017

SALES DATA	
OFF RECORD Number	DATE
2138/0741	7/26/2017
GRANTOR: D S WARE HOMES LLC	
GRANTEE: SMITH JACK M & DONN	
2084/0147	11/16/2016
GRANTOR: OCEAN BREEZE OF AMELI	
GRANTEE: D S WARE HOMES LLC	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2017] W8 S6 W9 S7 FOP=[YR=2017] W17 S15 E17 N15\$ S15 W17 N15 W16 S36 W2 S33 FOP=[YR=2017] S6 E23 N6 W1 N8 W5 S8 W17\$ E17 N8 E5 S8 E11 FGR=[YR=2017] S1 E24 N22 W13 N2 W9 S2 W2 S21\$ N21 E2 N2 E9 S2 E8 N61\$.	