

PT OF TRACT D  
 PT OR 2481/445  
 OCEAN BREEZE AT AMELIA PB 8/91

OCEAN BREEZE OF AMELIA OWNERS ASSOCIATION INC  
 1880 S 14TH STREET STE 103  
 FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-000D-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100									
DOR CODE 0005 COMMON S/D LANDS																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 2122.00																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
															2481/0445	7/20/2021	SW U	V	V	11	100										
GRANTOR: D S WARE HOMES LLC																				GRANTEE: OCEAN BREEZE OF AME											
GRANTOR: OCEAN BREEZE OF AMELI																				1971/1712 3/31/2015 QC U V 11 100											
GRANTEE: D S WARE HOMES LLC																				BUILDING NOTES											
TOTALS																				BUILDING DIMENSIONS											
EXTRA FEATURES										OCEAN BREEZE DR, FERNANDINA BEACH																					
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																
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100														
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS																															