

LOT 10  
IN OR 2087/847  
OCEAN BREEZE AT AMELIA PB 8/91

HENDERSON EMILIE M & GRAYSON  
96022 OCEAN BREEZE DR  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0010-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 50   |
| Exterior Wall            | 16  | WD FR STUC 50  |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 12  | HARDWOOD 50    |
| Interior Floo            | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 100         |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 02 |
|---------|--|----------|----|

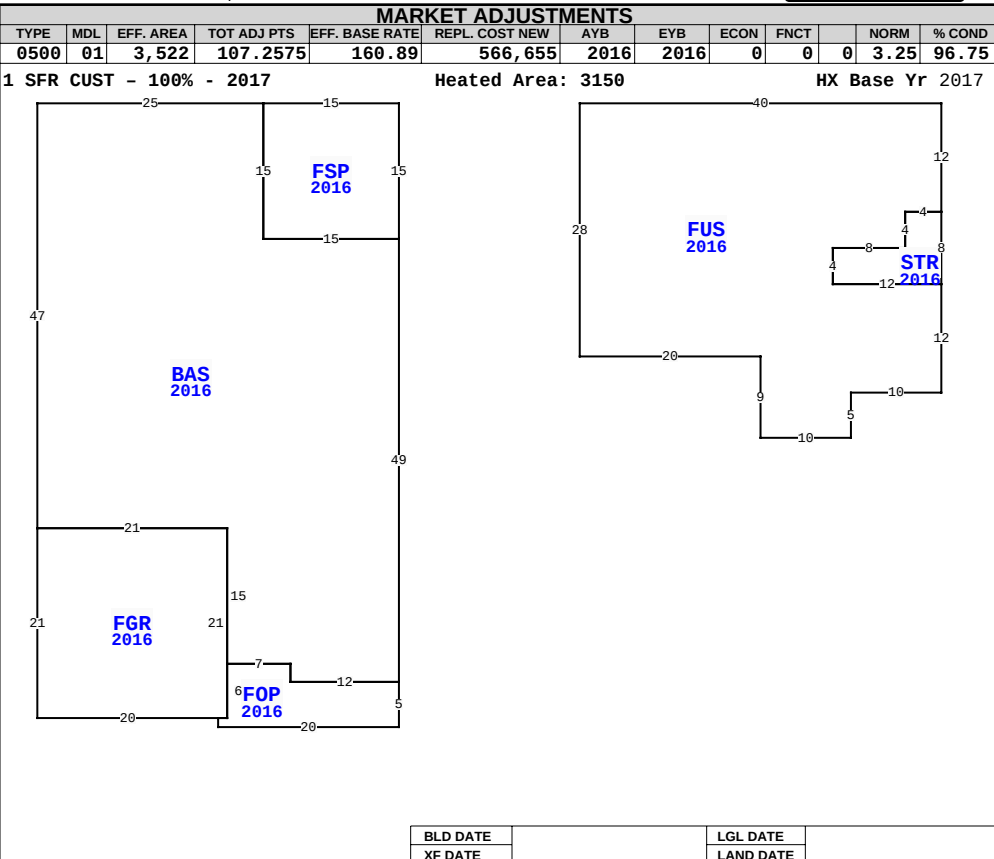
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2122.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,964            | 100         | 1,964        | 305,718              |
| FGR       | 441              | 55          | 243          | 37,825               |
| FOP       | 110              | 30          | 33           | 5,136                |
| FSP       | 225              | 40          | 90           | 14,009               |
| FUS       | 1,186            | 100         | 1,186        | 184,614              |
| STR       | 64               | 10          | 6            | 934                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,990 |  | 3,522 | 548,239 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |        |    |        |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 840.00 | SF | 10.00  | 10.00          | 100       | 2016    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 33.00  | SF | 10.00  | 10.00          | 100       | 2016    |
| 3              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 540.00 | SF | 10.00  | 10.00          | 100       | 2016    |
| 4              | 0476       | VF 6 SBPL   | 0 100   | 0 | 0 | 228.00 | LF | 32.00  | 32.00          | 100       | 2016    |
| 5              | 0470       | VNYL GATE   | 0 100   | 0 | 0 | 2.00   | UT | 300.00 | 300.00         | 100       | 2016    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 20,671      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 8              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 548,239   |             |
| TOTAL MARKET OB/XF VALUE  |  | 20,671    |             |
| TOTAL LAND VALUE - MARKET |  | 300,000   |             |
| TOTAL MARKET VALUE        |  | 868,910   |             |
| SOH/AGL Deduction         |  | 370,268   |             |
| ASSESSED VALUE            |  | 498,642   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 448,642   |             |
| TOTAL JUST VALUE          |  | 868,910   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 844,469   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| AP158500   | CO ISSUED   | 0       | 01/27/2017 |
| B1632576   | NEW CONSTR  | 377,566 | 06/28/2016 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2087/0847                      | 12/05/2016 | WD        | Q   | I   | 01     |
| GRANTOR: D S WARE HOMES LLC    |            |           |     |     |        |
| GRANTEE: HENDERSON EMILIE M    |            |           |     |     |        |
| 2025/0156                      | 1/22/2016  | SW        | Q   | V   | 05     |
| GRANTOR: OCEAN BREEZE OF AMELI |            |           |     |     |        |
| GRANTEE: DS WARE HOMES LLC     |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2016] W15 BAS=[YR=2016] W25 S47 FGR=[YR=2016] S21 E20 FOP=[YR=2016] S1 E20 N5 W12 N2 W7 S6 W1\$ E1 N21 W21 \$ E21 S15 E7 S2 E12 N49 W15 N15\$ S15 E15 N15\$ PTR=E20 FUS=[YR=2016] E40 S12 STR=[YR=2016] S8 W12 N4 E8 N4 E4\$ W4 S4 W8 S4 E12 S12 W10 S5 W10 N9 W20 N28\$ W20 \$. |  |  |  |  |  |  |  |  |  |  |  |