

LOT 11
IN OR 2077/873
OCEAN BREEZE AT AMELIA PB 8/91

WILLISON ROBERT E & JENNIFER
96018 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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

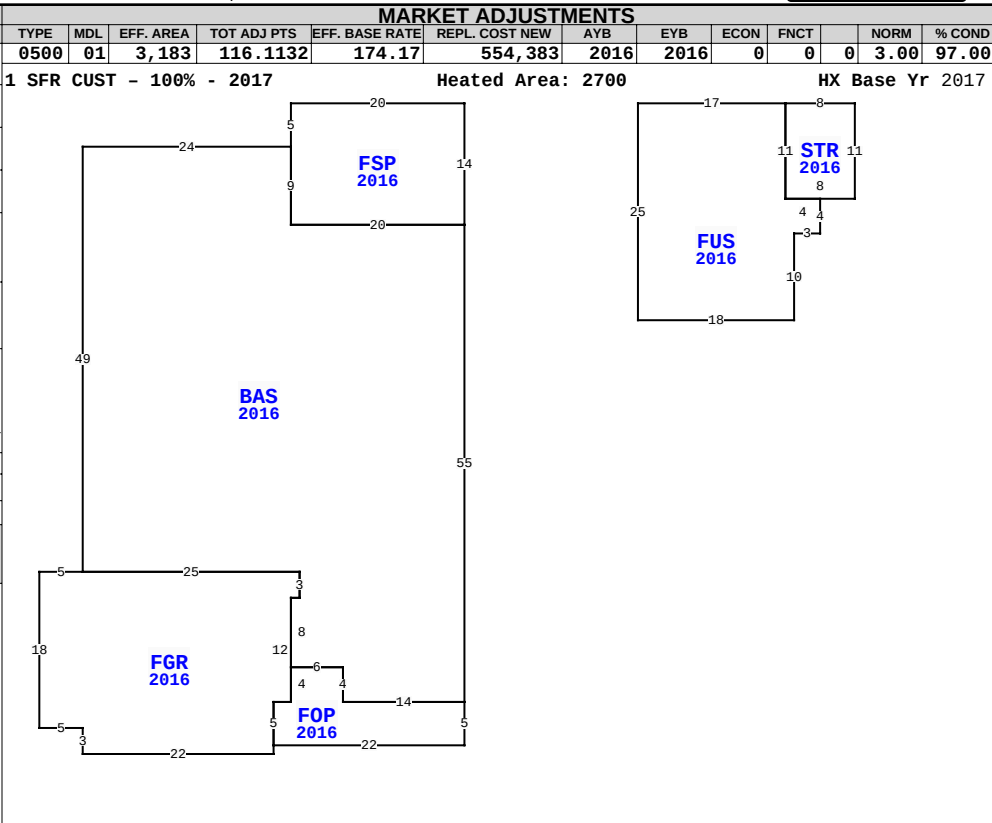
NEIGHBORHOOD/LOC	2122.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,249	100	2,249	379,957
FGR	585	55	322	54,401
FOP	134	30	40	6,758
FSP	280	40	112	18,922
FUS	451	100	451	76,194
STR	88	10	9	1,521

TOTALS	3,787		3,183	537,752
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,039.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	30.00	SF	10.00	10.00
3	0476	VF 6 SBPL	0 100	0	0	170.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00
5	0855	CONC PAVER	0 100	0	0	682.00	SF	10.00	10.00

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



96018 OCEAN BREEZE WAY, FERNANDINA BEACH									
TOTAL OB/XF 22,180									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631991	CO ISSUED	0	10/17/2016
B1631991	NEW CONSTR	339,312	03/30/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/0873	10/11/2016	WD	Q	I	01	532,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WILLISTON ROBERT E						
2019/1839	12/17/2015	SW	U	V	30	110,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2016] W20 S5 BAS=[YR=2016] W24 S49 FGR=[YR=2016] W5 S18 E5 S3 E22 N1 FOP=[YR=2016] E22 N5 W14 N4 W6 S4 W2 S5\$ N5 E2 N12 E1 N3 W25\$ E25 S3 W1 S8 E6 S4 E14 N55 W20 N9\$ S9 E20 N14\$ PTR=E20 FUS=[YR=2016] E17 STR=[YR=2016] E8 S11 W8 N11\$ S11 E4 S4 W3 S10 W18 N25\$ W20\$.									