

LOT 17
IN OR 2093/102
OCEAN BREEZE AT AMELIA PB 8/91

WELLS RANDOLPH R & PATRICIA M
96011 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	399,800
FGR	477	55	262	41,550
FOP	34	30	10	1,585
FOP	200	30	60	9,515
PTO	220	5	11	1,745

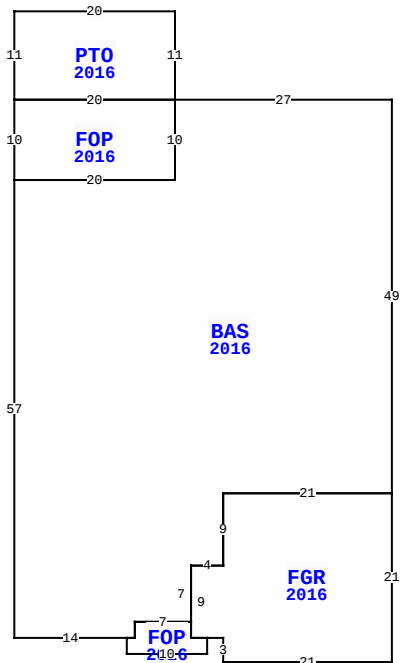
TOTALS	3,452		2,864	454,197
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	640.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	0	0	48.00	SF	10.00	10.00	100	2016
3	0476	VF 6 SBPL	0 100	0	0	191.00	LF	32.00	32.00	100	2016
4	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	

REVIEW DATE	04/30/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,864	109.5570	164.34	470,670	2016	2016	0	0	0	3.50	96.50	
1 SFR CUST - 100% - 2018													
Heated Area: 2521													
HX Base Yr 2018													



96011 OCEAN BREEZE WAY, FERNANDINA BEACH
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BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

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									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632701	CO ISSUED	0	12/30/2016
B1632701	NEW CONSTR	309,414	07/21/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/0102	12/30/2016	WD	Q	I	01	480,100	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: WELLS RANDOLPH R &							
2036/0637	3/24/2016	SW	Q	V	01	120,800	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W27 PTO=[YR=2016] N11 W20 S11 FOP=[YR=2016] S10 E20 N10 W20\$ E20\$ S10 W20 S57 E14 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E2 S3 E21 N21 W21 S9 W4 S9 E2\$ W2 N2 W7 S2 W1\$ E1 N2 E7 N7 E4 N9 E21 N49\$.									

TOTAL OB/XF													
12,646													

Market:	0
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Agricultural:	0
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Common:	300,000
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