

LOT 21
IN OR 2103/1971
OCEAN BREEZE AT AMELIA PB 8/91

CROW MICHAEL L & LINDA L
96232 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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

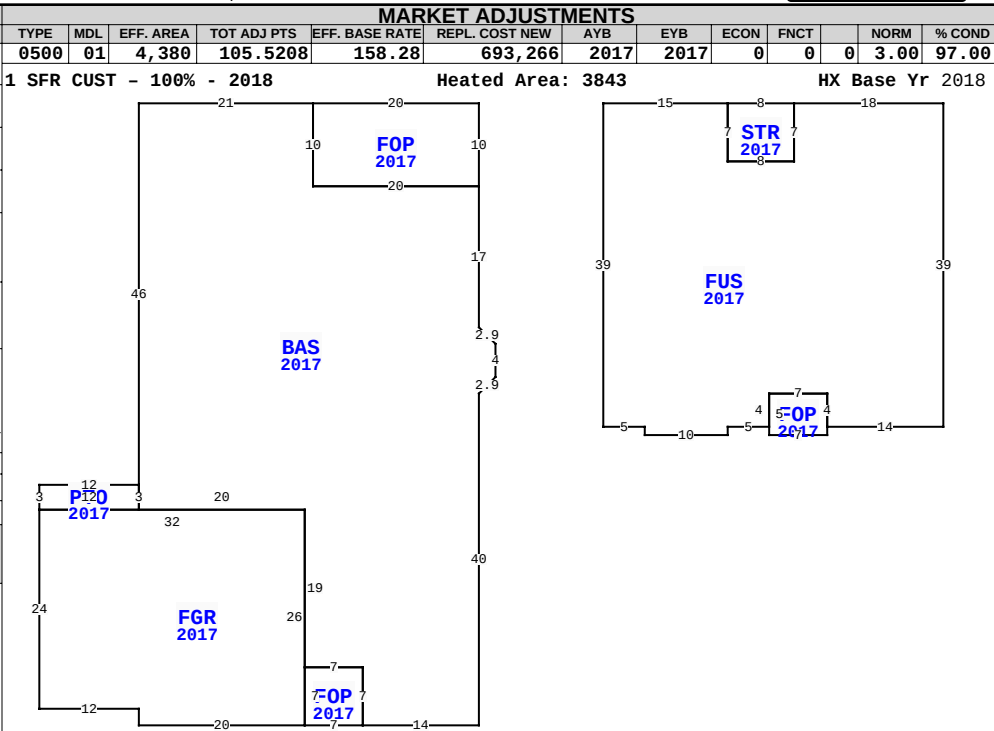
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2,318	355,886
FGR	808	55	444	68,168
FOP	35	30	10	1,536
FOP	49	30	15	2,303
FOP	200	30	60	9,212
FUS	1,525	100	1,525	234,136
PTO	36	5	2	307
STR	56	10	6	922

TOTALS	5,027		4,380	672,468
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,224.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	40.00	SF	7.00	
3	0861	POOL GUNIT	0 100	0	0	503.00	SF	85.00	
4	0911	SCRN RM A	0 100	0	0	902.00	SF	17.50	
5	0855	CONC PAVER	0 100	0	0	399.00	SF	7.00	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

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



96232 OCEAN BREEZE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0855	CONC PAVER	0 100	0	0	1,224.00	SF	7.00	7.00	100	2017	2017	3	97	8,311	
2	0855	CONC PAVER	0 100	0	0	40.00	SF	7.00	7.00	100	2017	2017	3	97	272	
3	0861	POOL GUNIT	0 100	0	0	503.00	SF	85.00	85.00	100	2017	2017	3	84	35,914	
4	0911	SCRN RM A	0 100	0	0	902.00	SF	17.50	17.50	100	2017	2017	3	78	12,312	
5	0855	CONC PAVER	0 100	0	0	399.00	SF	7.00	7.00	100	2017	2017	3	97	2,709	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	

TOTAL OB/XF										61,078						
L N	USE CODE	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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 8		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										672,468		
TOTAL LAND VALUE - MARKET										61,078		
TOTAL MARKET VALUE										300,000		
SOH/AGL Deduction										1,033,546		
ASSESSED VALUE										389,378		
TOTAL EXEMPTION VALUE										644,168		
BASE TAXABLE VALUE										50,000		
TOTAL JUST VALUE										594,168		
NCON VALUE										1,033,546		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										1,005,228		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP163270	CO ISSUED	0	01/31/2017
B1733668	SCRN ROOM	0	01/10/2017
B1633172	SWIM POOL	30,000	10/01/2016
B1632483	NEW CONSTR	476,065	06/10/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	V I	RSN CD	SALE PRICE	
2103/1971	2/13/2017	WD	Q	I	01	580,000	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: CROW MICHAEL L & LI							
2012/0862	10/22/2015	SW	Q	V	01	115,800	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W20 BAS=[YR=2017] W21 S46 PTO=[YR=2017] W12 S3 FGR=[YR=2017] S24 E12 S2 E20 FOP=[YR=2017] E7 N7 W7 S7\$ N26 W32\$ E12 N3\$ S3 E20 S19 E7 S7 E14 N40 U2 R2 N4 U2 L2 N17 W20 N10\$ S10 E20 N10\$ PTR= E15 FUS=[YR=2017] E15 STR=[YR=2017] E8 S7 W8 N7\$ S7 E8 N7 E18 S39 W14 FOP=[YR=2017] S1 W7 N5 E7 S4\$ N4 W7 S4 W5 S1 W10 N1 W5 N39\$ W15\$.									