

LOT 30
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2311/576

TETA JAMES M & ELIZABETH A
96196 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

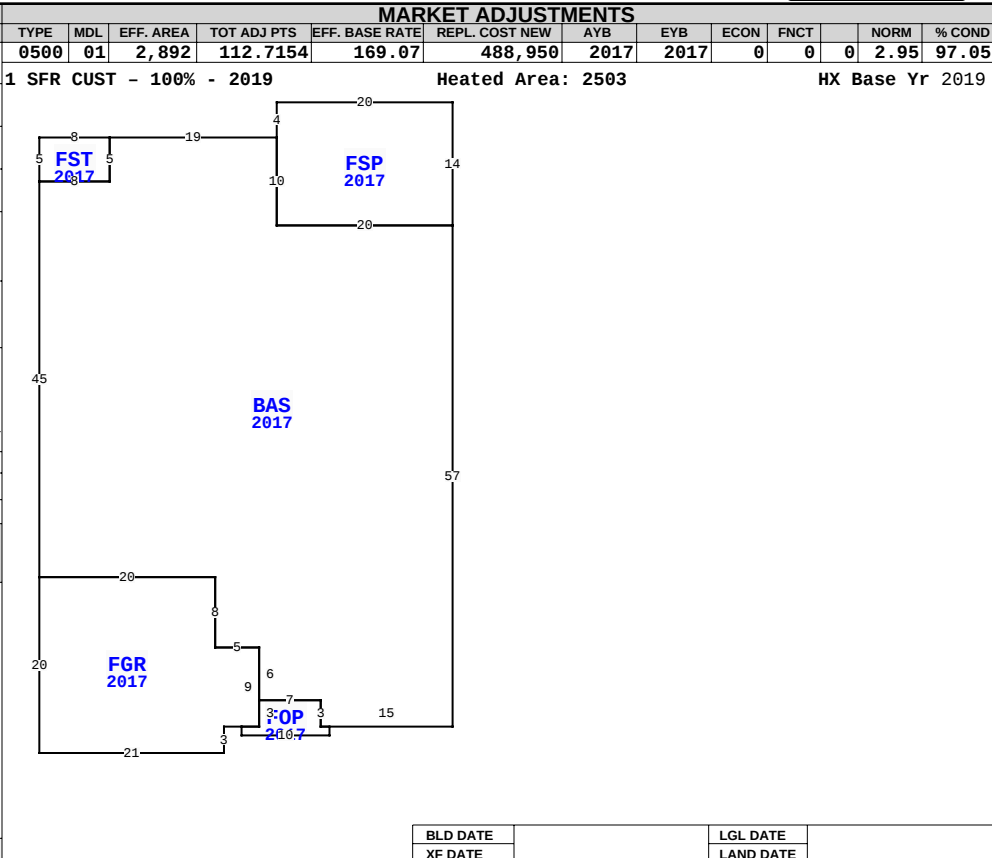
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,503	100	2,503	410,698
FGR	448	55	246	40,364
FOP	31	30	9	1,477
FSP	280	40	112	18,377
FST	40	55	22	3,610
TOTALS	3,302		2,892	474,526

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	692.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	48.00	SF	7.00	
3	0855	CONC PAVER	0 100	3	3	9.00	SF	7.00	
4	0855	CONC PAVER	0 100	4	5	20.00	SF	7.00	
5	0855	CONC PAVER	0 100	0	0	850.00	SF	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
2	000115	C	SFR ACRES	100	0005	PUD	0.00	0.00	0.04



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	692.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	48.00	SF	7.00	
3	0855	CONC PAVER	0 100	3	3	9.00	SF	7.00	
4	0855	CONC PAVER	0 100	4	5	20.00	SF	7.00	
5	0855	CONC PAVER	0 100	0	0	850.00	SF	10.00	

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
2	000115	C	SFR ACRES	100	0005	PUD	0.00	0.00	0.04

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					474,526				
TOTAL MARKET OB/XF VALUE					13,722				
TOTAL LAND VALUE - MARKET					301,500				
TOTAL MARKET VALUE					789,748				
SOH/AGL Deduction					307,821				
ASSESSED VALUE					481,927				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					431,927				
TOTAL JUST VALUE					789,748				
NCON VALUE					8,500				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					759,857				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633077	CO ISSUED	0	02/17/2017
B1633077	NEW CONSTR	312,001	09/19/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2311/0576	10/08/2019	SW	U	V	11		100
GRANTOR: KAPER JENNIFER							
GRANTEE: TETA JAMES M & ELIZ							
2102/0906	2/17/2017	WD	Q	I	01		460,300
GRANTOR: D S WARE HOMES LLC							
GRANTEE: TETA JAMES M & ELIZ							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2017] W20 S4 BAS=[YR=2017] W19 FST=[YR=2017] W8 S5 E8 N5\$ S5 W8 S45 FGR=[YR=2017] S20 E21 N3 E2 FOP=[YR=2017] S1 E10 N1 W1 N3 W7 S3 W2\$ E2 N9 W5 N8 W20\$ E20 S8 E5 S6 E7 S3 E15 N57 W20 N10\$ S10 E20 N14\$.									