



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	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
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NEIGHBORHOOD/LOC	2122.00
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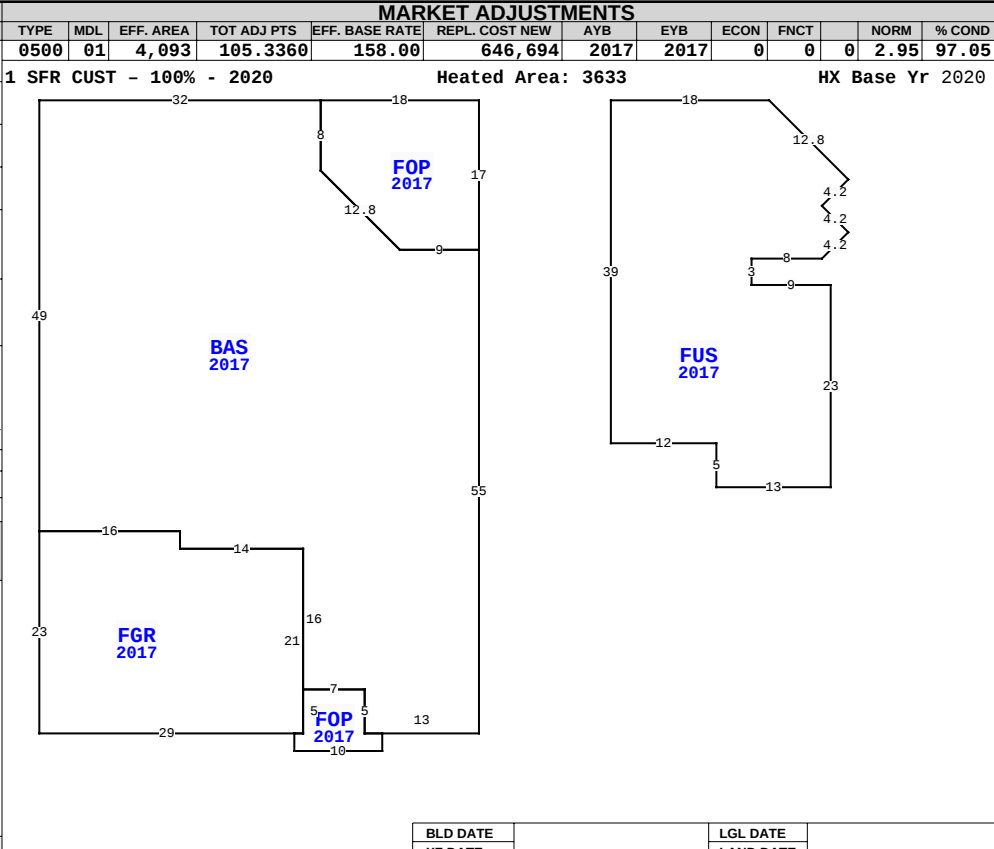
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2,638	404,508
FGR	662	55	364	55,815
FOP	55	30	16	2,453
FOP	266	30	80	12,267
FUS	995	100	995	152,572
TOTALS	4,616		4,093	627,617

EXTRA FEATURES		
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L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION		
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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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	300,000							



96172 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				627,617			
TOTAL MARKET OB/XF VALUE				9,816			
TOTAL LAND VALUE - MARKET				300,000			
TOTAL MARKET VALUE				937,433			
SOH/AGL Deduction				432,131			
ASSESSED VALUE				505,302			
TOTAL EXEMPTION VALUE				HX HB VX		55,000	
BASE TAXABLE VALUE				450,302			
TOTAL JUST VALUE				937,433			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				909,123			