

LOT 38
IN OR 2111/558
OCEAN BREEZE AT AMELIA PB 8/91

LOWTHER BRYAN RICHARD & KELSEY
96164 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0038-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	

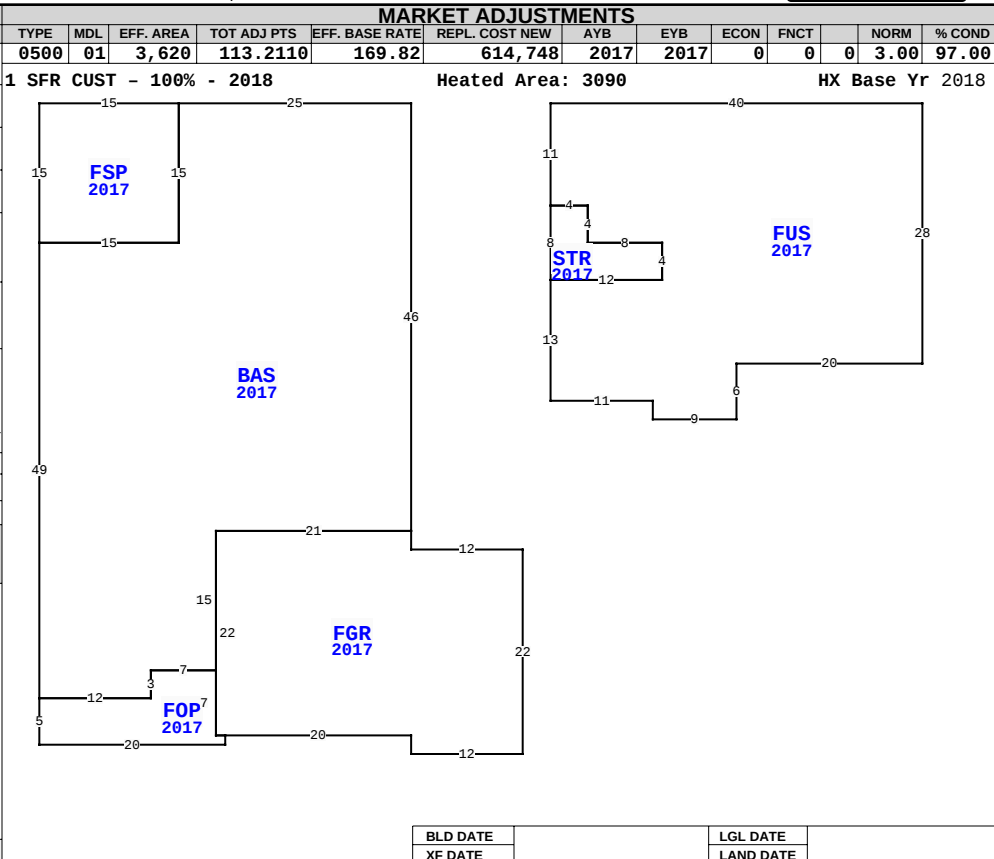
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100	1,936	318,909
FGR	726	55	399	65,725
FOP	117	30	35	5,766
FSP	225	40	90	14,825
FUS	1,154	100	1,154	190,093
STR	64	10	6	988

TOTALS	4,222		3,620	596,306
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	1,296.00	SF	7.00	
3	0855	CONC PAVER	0 100	0	0	59.00	SF	7.00	
4	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	668.00	SF	10.00	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
7	0462	ST/AL FNC	0 100	0	0	408.00	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

REVIEW DATE 03/14/2024 BY KBA



TOTAL OB/XF														49,749
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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98
2	0855	CONC PAVER	0 100	0	0	1,296.00	SF	7.00	7.00	100	2017	2017	3	97
3	0855	CONC PAVER	0 100	0	0	59.00	SF	7.00	7.00	100	2017	2017	3	97
4	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	85.00	100	2018	2018	3	87
5	0855	CONC PAVER	0 100	0	0	668.00	SF	10.00	10.00	100	2018	2018	3	97
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82
7	0462	ST/AL FNC	0 100	0	0	408.00	SF	10.00	10.00	100	2018	2018	3	87

TOTAL OB/XF														49,749
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		596,306	
TOTAL MARKET OB/XF VALUE		49,749	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		946,055	
SOH/AGL Deduction		376,697	
ASSESSED VALUE		569,358	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		519,358	
TOTAL JUST VALUE		946,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		920,360	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800498	SWIM POOL	25,000	01/17/2018
17002657	CO ISSUED	0	03/30/2017
B1632627	NEW CONSTR	386,911	07/08/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2111/0558	3/30/2017	WD	Q	I	02	536,300	
GRANTOR: W R HOWELL COMPANY							
GRANTEE: LOWTHER BRYAN RICH							
2042/1954	4/28/2016	SW	Q	V	01	120,800	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: W R HOWELL COMPANY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W25 FSP=[YR=2017] W15 S15 E15 N15\$ S15 W15 S49 FOP=[YR=2017] S5 E20 N1 FGR=[YR=2017] E20 S2 E12 N22 W12 N2 W21 S22 E1\$ W1 N7 W7 S3 W12\$ E12 N3 E7 N15 E21 N46\$PTR=E15 FUS=[YR=2017] E40 S28 W20 S6 W9 N2 W11 N13 STR=[YR=2017] N8 E4 S4 E8 S4 W12\$ E12 N4 W8 N4 W4 N11\$ W15\$.									