

TSCHETTER LON & EVE
96152 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0741-0041-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 3,259 111.0900 166.64 543,080 2017 2017 0 0 3.00 97.00										Tax Group: 8 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2018 Heated Area: 2795 HX Base Yr 2018										BUILDING MARKET VALUE 526,788									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 55,753									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 300,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 882,541									
Interior Floo 04 CARPET 40																				SOH/AGL Deduction 347,482									
Air Condition 13 CENTRAL 100																				ASSESSED VALUE 535,059									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 485,059									
Bathrooms 3.5 100																				TOTAL JUST VALUE 882,541									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 860,195									
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 2,209 100 2,209 357,065																													
FGR 654 55 360 58,190																													
FOP 90 30 27 4,364																													
FOP 238 30 71 11,476																													
FUS 586 100 586 94,721																													
STR 64 10 6 970																													
TOTALS 3,841 3,259 526,788																													
EXTRA FEATURES										96152 OCEAN BREEZE DR, FERNANDINA BEACH																			
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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2017 2017 3 98 1,960																													
2 0855 CONC PAVER 0 100 0 0 1,170.00 SF 7.00 7.00 100 2017 2017 3 97 7,944																													
3 0855 CONC PAVER 0 100 0 0 57.00 SF 7.00 7.00 100 2017 2017 3 97 387																													
4 0861 POOL GUNIT 0 100 0 0 297.00 SF 85.00 85.00 100 2018 2018 3 87 21,963																													
5 0911 SCRNM RM A 0 100 0 0 792.00 SF 17.50 17.50 100 2018 2018 3 82 11,365																													
6 0855 CONC PAVER 0 100 0 0 495.00 SF 10.00 10.00 100 2018 2018 3 97 4,802																													
7 0476 VF 6 SBPL 0 100 0 0 225.00 LF 32.00 32.00 100 2018 2018 3 94 6,768																													
8 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2018 2018 3 94 564																													
LAND DESCRIPTION										TOTAL OB/XF 55,753																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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																													
REVIEW DATE 03/14/2024 BY KBA										Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000										PRINTED 08/06/2024 BY SYS									