

LOT 44
IN OR 2140/1302
OCEAN BREEZE AT AMELIA PB 8/91

HIGHSMITH JENNIFER & BRANDON
96140 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

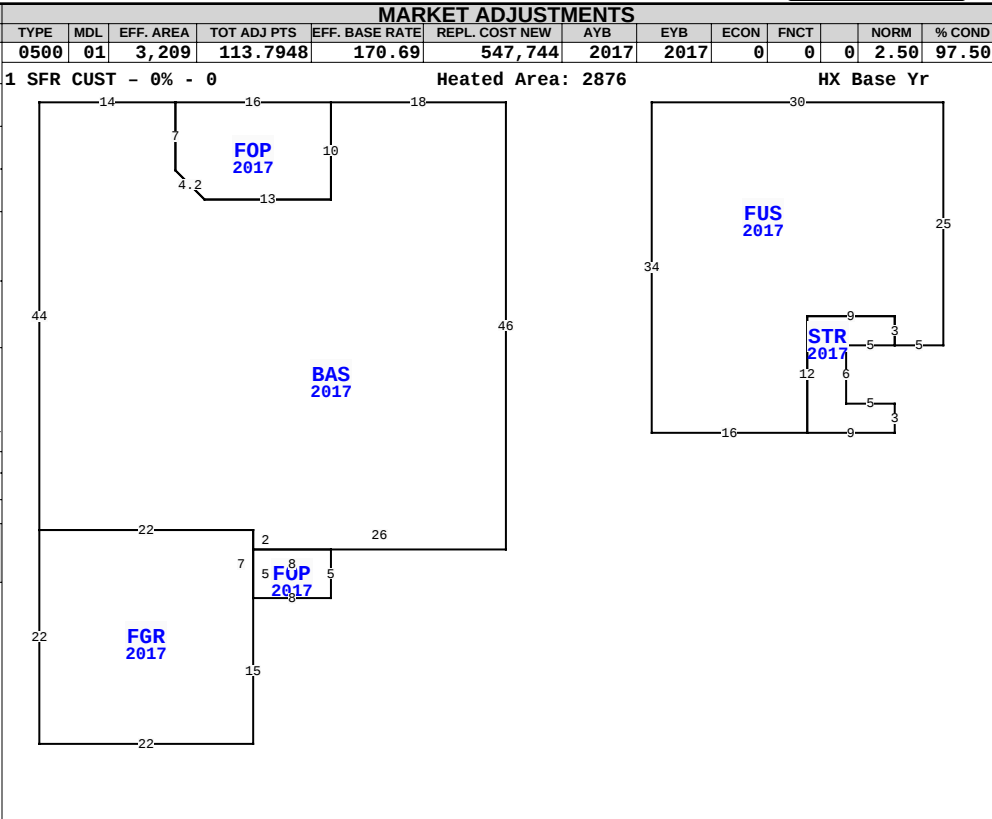
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2,009	334,343
FGR	484	55	266	44,269
FOP	40	30	12	1,997
FOP	156	30	47	7,821
FUS	867	100	867	144,288
STR	78	10	8	1,332

TOTALS	3,634		3,209	534,050
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	440.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	0	0	0	78.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
3,518											

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3,518											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	534,050		
TOTAL MARKET OB/XF VALUE	3,518		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	837,568		
SOH/AGL Deduction	178,626		
ASSESSED VALUE	658,942		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	658,942		
TOTAL JUST VALUE	837,568		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	813,482		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B176776	CO ISSUED	0	07/31/2017
B1633431	NEW CONSTR	349,836	11/21/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2140/1302	7/27/2017	SW	Q	I	01	479,400	
GRANTOR: ARTISAN HOMES LLC							
GRANTEE: HIGHSMITH JENNIFER							
2136/0878	7/07/2017	SW	U	V	11	100	
GRANTOR: W R HOWELL COMPANY							
GRANTEE: ARTISAN HOMES LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W18 FOP=[YR=2017] W16 S7 D3 R3 E13 N10\$ S10 W13 U3 L3 N7 W14 S44 FGR=[YR=2017] S22 E22 N15 FOP=[YR=2017] E8 N5 W8 S5\$ N7 W22\$ E22 S2 E26 N46\$ PTR=E15 FUS=[YR=2017] E30 S25 W5 STR=[YR=2017] W5 S6 E5 S3 W9 N12 E9 S3\$ N3 W9 S12 W16 N34\$ W15\$.											