LOT 46
OCEAN BREEZE AT AMELIA PB 8/91

PEAHL ROBERT H L/E/
96132 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0046-0000

BUILDING CHARACTERISTICS

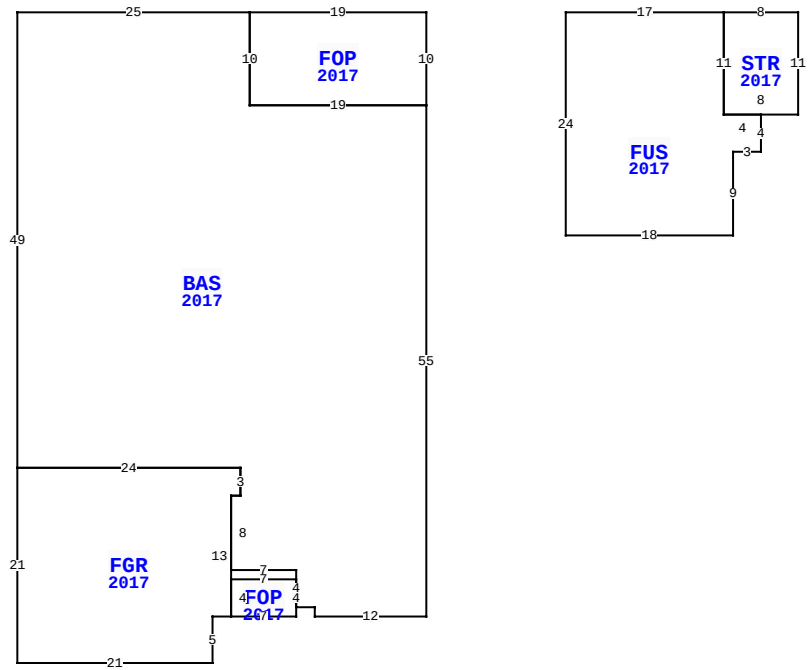
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,262	100	2,262	381,824
FGR	476	55	262	44,225
FOP	28	30	8	1,350
FOP	190	30	57	9,621
FUS	433	100	433	73,090
STR	88	10	9	1,519
TOTALS	3,477		3,031	511,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,031	116.0166	174.02	527,455	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2020 Heated Area: 2695 HX Base Yr 2020



96132 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		511,631
TOTAL MARKET OB/XF VALUE		3,497
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		815,128
SOH/AGL Deduction		317,459
ASSESSED VALUE		497,669
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		442,669
TOTAL JUST VALUE		815,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708535	CO ISSUED	0	09/27/2017
B1702948	NEW CONSTR	335,400	04/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2620/0934	2/21/2023	LE	U	I	11	100
GRANTOR: PEAHL ROBERT H						
GRANTEE: BOB TRUST						
2301/1238	8/29/2019	WD	Q	I	01	565,000
GRANTOR: KIRKMAN RUSSELL & LIN						
GRANTEE: PEAHL ROBERT H & ME						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W19 BAS=[YR=2017] W25 S49 FGR=[YR=2017] S21 E21 N5 E2 FOP=[YR=2017] E7 N4 W7 S4 $ N13 E1 N3 W24$ E24 S3 W1 S8 E7 S4E2 S1 E12 N55 W19 N10$ S10 E19N10$ PTR= E15 FUS=[YR=2017] E17 STR=[YR=2017] E8 S11 W8 N11$ S11 E4 S4 W3 S9 W18 N24$ W15$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	464.00	SF	7.00	7.00	100	2017	2017	3	97	3,151	
2	0855	CONC PAVER	0	100	0	0	51.00	SF	7.00	7.00	100	2017	2017	3	97	346	

LAND DESCRIPTION

TOTAL OB/XF 3,497

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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