

LOT 47
IN OR 2393/1289
OCEAN BREEZE AT AMELIA PB 8/91

LARSON HENRY A & MARIE H
96128 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

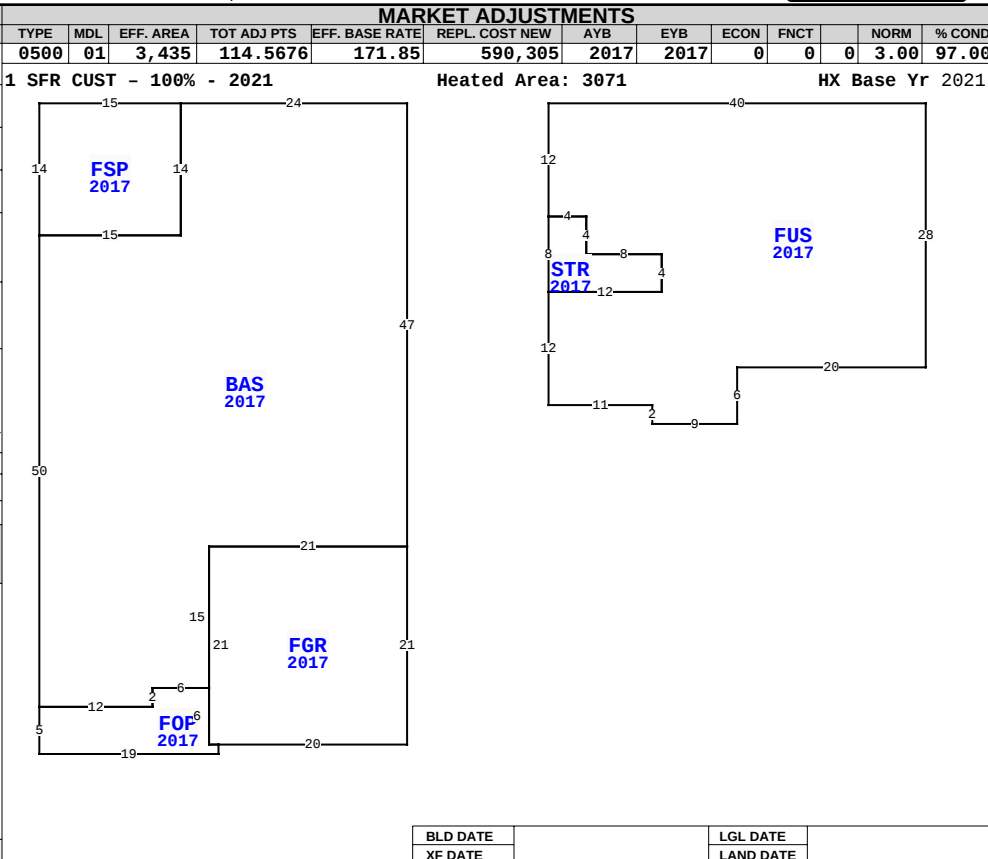
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1,917	319,553
FGR	441	55	243	40,507
FOP	103	30	31	5,167
FSP	210	40	84	14,002
FUS	1,154	100	1,154	192,366
STR	64	10	6	1,000

TOTALS	3,889		3,435	572,596
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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	100	0	0		594.00	SF 7.00	
2	0855	CONC PAVER	0	100	0	0		70.00	SF 7.00	
3	0861	POOL GUNIT	0	100	0	0		442.00	SF 85.00	
4	0911	SCRN RM A	0	100	0	0		920.00	SF 17.50	
5	0855	CONC PAVER	0	100	0	0		478.00	SF 7.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT

REVIEW DATE 03/14/2024 BY KBA



TOTAL OB/XF										
51,871										

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Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION SUMMARY										
STANDARD										
VALUATION BY										
Tax Group: 8 Tax Dist:										
BUILDING MARKET VALUE										
TOTAL MARKET OB/XF VALUE										
TOTAL LAND VALUE - MARKET										
TOTAL MARKET VALUE										
SOH/AGL Deduction										
ASSESSED VALUE										
TOTAL EXEMPTION VALUE										
BASE TAXABLE VALUE										
TOTAL JUST VALUE										
NCON VALUE										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001647	SCRNENCL	22,096	03/01/2017
1700817	SCRNENCL	22,096	03/01/2017
B1633572	SWIM POOL	47,760	12/01/2016
B1632897	NEW CONSTR	375,087	08/23/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/1289	9/14/2020	WD	Q	I	01	740,000
GRANTOR: CONFIDENTIAL						
GRANTEE: LARSON HENRY A & MA						
2103/1884	2/27/2017	WD	Q	I	01	553,200
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES										
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BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2017] W15 S14 E15 N14\$ S14 W15 S50
FOP=[YR=2017] S5 E19 N1 FGR=[YR=2017] E20 N21 W21 S21 E1\$ W1
N6 W6 S2 W12\$ E12 N2 E6 N15 E21 N47\$ PTR=E15 FUS=[YR=2017]
E40 S28 W20 S6 W9 N2 W11 N12 STR=[YR=2017] N8 E4 S4 E8 S4
W12\$ E12 N4 W8 N4 W4 N12\$ W15\$.