LOT 49
IN OR 2103/1908
OCEAN BREEZE AT AMELIA PB 8/91

RUSSO STEPHEN L
96120 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0049-0000

BUILDING CHARACTERISTICS

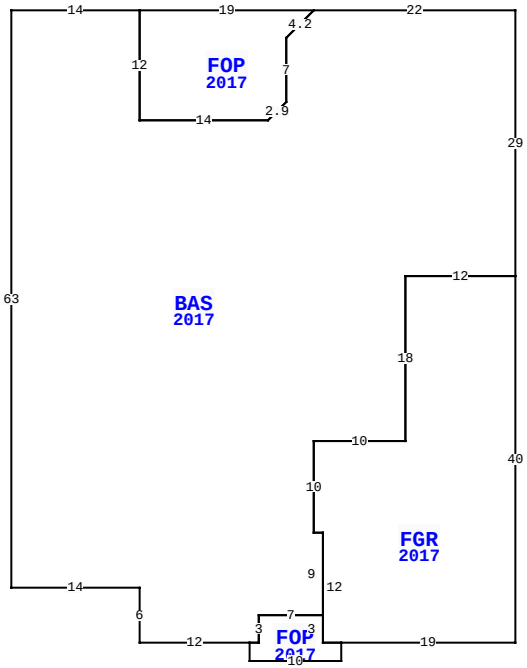
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,808	100	2,808	463,747
FGR	688	55	378	62,427
FOP	41	30	12	1,982
FOP	195	30	58	9,579
TOTALS	3,732		3,256	537,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,256	113.5050	170.26	554,367	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2024 Heated Area: 2808 HX Base Yr



96120 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		537,736
TOTAL MARKET OB/XF VALUE		61,988
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		899,724
SOH/AGL Deduction		0
ASSESSED VALUE		899,724
TOTAL EXEMPTION VALUE	13	899,724
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		899,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700814	SCRNENC	20,534	03/01/2017
17001628	CO ISSUED	0	02/28/2017
B1633571	SWIM POOL	48,000	12/01/2016
B1633034	NEW CONSTR	352,361	09/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1908	2/24/2017	WD	Q	I	02	577,500
GRANTOR: D S WARE HOMES LLC						
GRANTEE: RUSSO STEPHEN L						
2042/1951	4/28/2016	SW	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 FOP=[YR=2017] W19 S12 E14 U2 R2 N7 U3 R3 $ D3 L3 S7 D2 L2 W14 N12 W14 S63 E14 S6 E12 FOP=[YR=2017] S2 E10 N2 FGR=[YR=2017] E19 N40 W12 S18 W10 S10 E1 S12 E2$ W2 N3 W7 S3 W1$ E1 N3 E7 N9 W1 N10 E10 N18 E12 N29$.

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	514.00	SF	7.00	7.00	100	2017	2017	3	97	3,490	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	7.00	7.00	100	2017	2017	3	97	570	
3	0861	POOL GUNIT	0	100	0	0	286.00	SF	170.00	170.00	100	2017	2017	3	84	40,841	
4	0911	SCRN RM A	0	100	0	0	760.00	SF	17.50	17.50	100	2017	2017	3	78	10,374	
5	0855	CONC PAVER	0	100	0	0	474.00	SF	7.00	7.00	100	2017	2017	3	97	3,218	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	
7	0855	CONC PAVER	0	100	15	19	285.00	SF	7.00	7.00	100	2017	2017	3	97	1,935	

LAND DESCRIPTION

TOTAL OB/XF 61,988

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