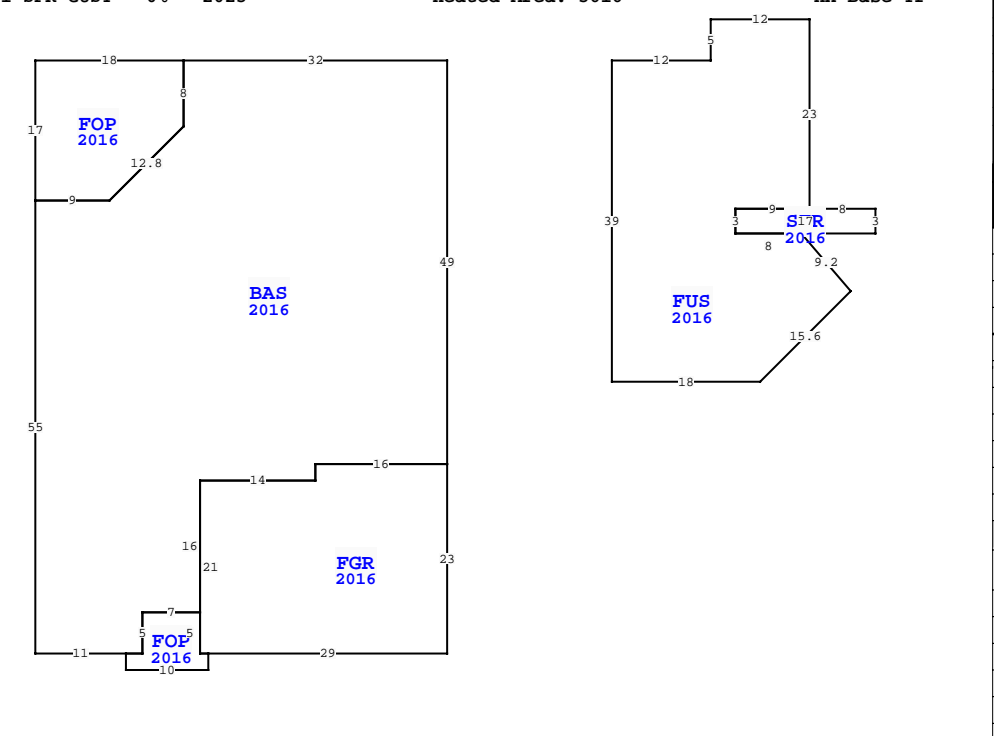




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,081	121.4400	182.16	743,395	2016	2016	0	0	0	3.45 96.55

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			717,748
TOTAL MARKET OB/XF VALUE			74,591
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,092,339
SOH/AGL Deduction			0
ASSESSED VALUE			1,092,339
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,092,339
TOTAL JUST VALUE			1,092,339
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,061,780



Quality		06 Quality Level 06		
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	2,638	100	2,638	463,959
FGR	662	55	364	64,018
FOP	55	30	16	2,814
FOP	266	30	80	14,070
FUS	978	100	978	172,006
STR	51	10	5	880
TOTALS	4,650		4,081	717,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003317	SWIM POOL	63,300	04/17/2017
B1531137	CO ISSUED	0	02/16/2016
B1531137	NEW CONSTR	445,758	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1310	6/29/2022	WD Q	Q	I	01	1,500,000
GRANTOR: VAN LANEN PLEUN M & D						
GRANTEE: ALVEY RANDEL S & TH						
2029/0872	2/18/2016	WD Q	Q	I	02	570,700
GRANTOR: DS WARE HOMES LLC						
GRANTEE: VAN LANEN PLEUN MAR						

EXTRA FEATURES

96112 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	0	0	0	884.00	SF	7.00	7.00	100	2016	2016	3	96	5,940	
3	0855	CONC PAVER	0	0	0	0	60.00	SF	7.00	7.00	100	2016	2016	3	96	403	
4	0855	CONC PAVER	0	0	3	5	15.00	SF	7.00	7.00	100	2016	2016	3	96	101	
5	0861	POOL GUNIT	0	0	0	0	600.00	SF	85.00	85.00	100	2017	2017	3	84	42,840	
6	0855	CONC PAVER	0	0	0	0	1,519.00	SF	10.00	10.00	100	2017	2017	3	97	14,734	
7	0476	VF 6 SBPL	0	0	0	0	37.00	LF	32.00	32.00	100	2017	2017	3	92	1,089	
8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
9	0476	VF 6 SBPL	0	0	0	0	190.00	LF	40.00	40.00	100	2017	2017	3	92	6,992	

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2016] W32 FOP=[YR=2016] W18 S17 E9 U9 R9 N8\$ S8 D9 L9 W9 S55 E11 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E29 N23 W16 S2 W14 S21 E1\$ W1 N5 W7 S5 W2\$ E2 N5 E7 N16 E14 N2 E16 N49\$ PTR=E20 FUS=[YR=2016] E12 N5 E12 S23 STR=[YR=2016] E8 S3 W17 N3 E9\$ W9 S3 E8 D7 R6 D11 L11 W18 N39\$ W20\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							