

LOT 54
IN OR 2139/891
OCEAN BREEZE AT AMELIA PB 8/91

SOWERS ROBERT G & DIONNA M
96100 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
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	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

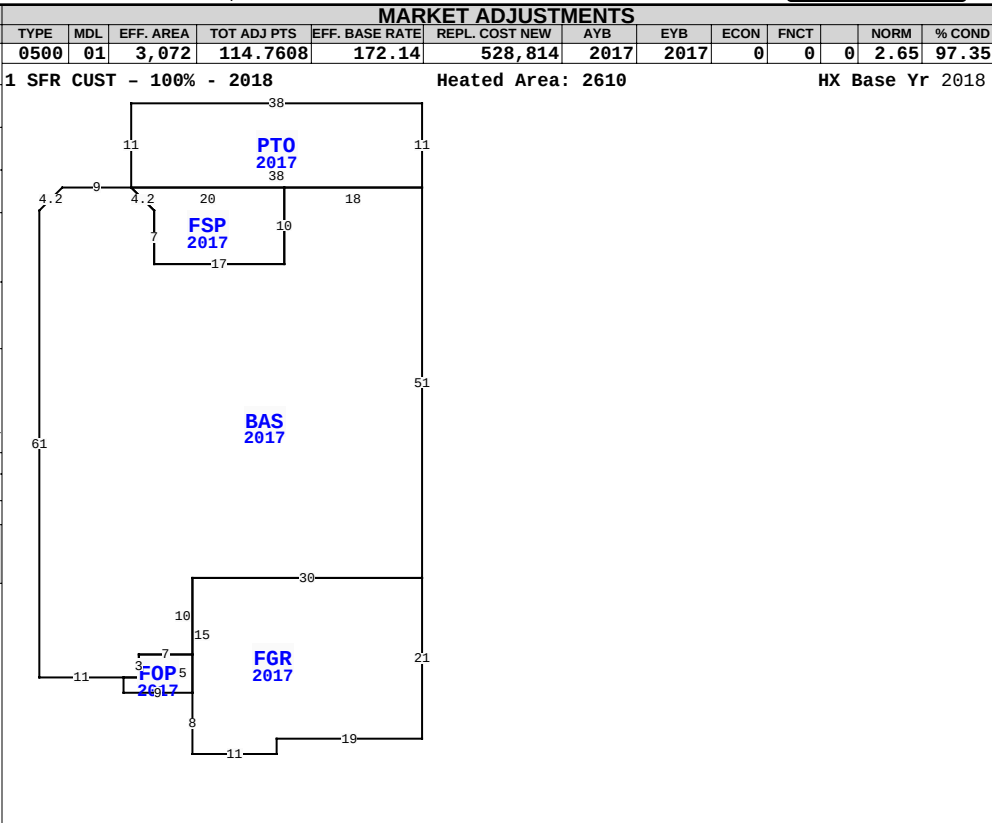
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,610	100	2,610	437,379
FGR	652	55	359	60,160
FOP	39	30	12	2,011
FSP	175	40	70	11,731
PTO	418	5	21	3,519

TOTALS	3,894		3,072	514,800
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		1,540.00	SF 7.00
2	0855	CONC PAVER	0	100	0	0		48.00	SF 7.00
3	0855	CONC PAVER	0	100	0	0		571.00	SF 10.00
4	0911	SCRN RM A	0	100	0	0		940.00	SF 17.50
5	0861	POOL GUNIT	0	100	0	0		369.00	SF 85.00
6	0462	ST/AL FNC	0	100	0	0		600.00	SF 10.00

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



TOTAL OB/XF									
65,990									

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65,990									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					514,800				
TOTAL MARKET OB/XF VALUE					65,990				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					880,790				
SOH/AGL Deduction					348,623				
ASSESSED VALUE					532,167				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					482,167				
TOTAL JUST VALUE					880,790				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					858,795				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002924	SCRNENCL	9,000	04/03/2020
2000284	SWIM POOL	60,000	01/10/2020
B170609	CO ISSUED	0	07/31/2017
B1702119	NEW CONSTR	331,760	03/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/0891	8/09/2017	WD	Q	I	01	493,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SOWERS ROBERT G & D						
2078/1532	10/17/2016	SW	U	V	30	348,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2017] W38 S11 BAS=[YR=2017] W9 D3 L3 S61 E11									
FOP=[YR=2017] S2 E9 FGR=[YR=2017] S8 E11 N2 E19 N21 W30 S15\$									
N5 W7 S3 W2\$ E2 N3 E7 N10 E30 N51 W18 FSP=[YR=2017] W20 D3									
R3 S7 E17 N10\$ S10 W17 N7 U3 L3 \$ E38 N11\$.									