LOT 57
IN OR 2214/740
OCEAN BREEZE AT AMELIA PB 8/91

HEALY THOMAS F JR & NANCY S
96080 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

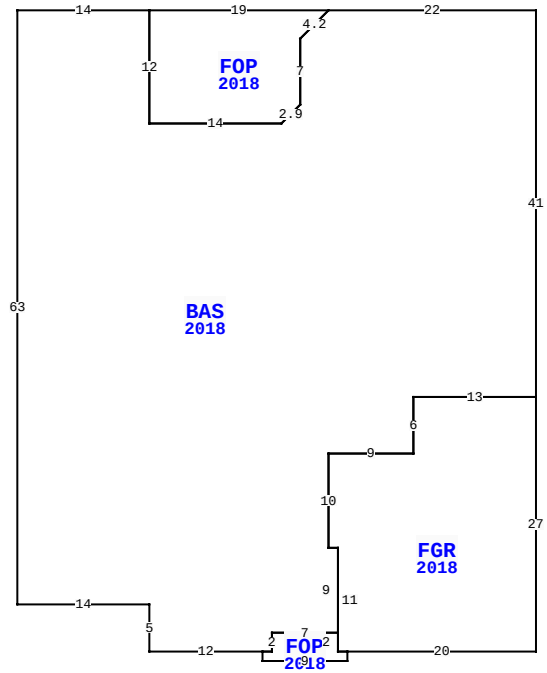
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,933	100	2,933	494,789
FGR	529	55	291	49,091
FOP	23	30	7	1,181
FOP	195	30	58	9,784
TOTALS	3,680		3,289	554,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,289	114.7608	172.14	566,168	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2933 HX Base Yr 2019



96080 OCEAN BREEZE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		554,845
TOTAL MARKET OB/XF VALUE		33,931
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		888,776
SOH/AGL Deduction		333,187
ASSESSED VALUE		555,589
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		505,589
TOTAL JUST VALUE		888,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		864,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180539	NEW CONSTR	370,436	01/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/0740	7/24/2018	WD	Q	I	01	594,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HEALY THOMAS F JR &						
2025/0156	1/22/2016	SW	Q	V	05	553,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: DS WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 FOP=[YR=2018] W19 S12 E14 U2 R2 N7 U3 R3 $ D3 L3 S7 D2 L2 W14 N12 W14 S63 E14 S5 E12 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E20 N27 W13 S6 W9 S10 E1 S11 E1$ W1 N2 W7 S2 W1$ E1 N2 E7 N9 W1 N10 E9 N6 E13 N41$.

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	636.00	SF	7.00	7.00	100	2018	2018	3	97	4,318	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2018	2018	3	97	582	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
4	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2018	2018	3	87	17,748	
5	0855	CONC PAVER	0	100	0	0	585.00	SF	7.00	7.00	100	2018	2018	3	97	3,972	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	
7	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2018	2018	3	94	3,429	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 33,931

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