

LOT 58
IN OR 2243/990
OCEAN BREEZE AT AMELIA PB 8/91

TYRRELL JAMES J & LAURA T
96076 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0058-0000



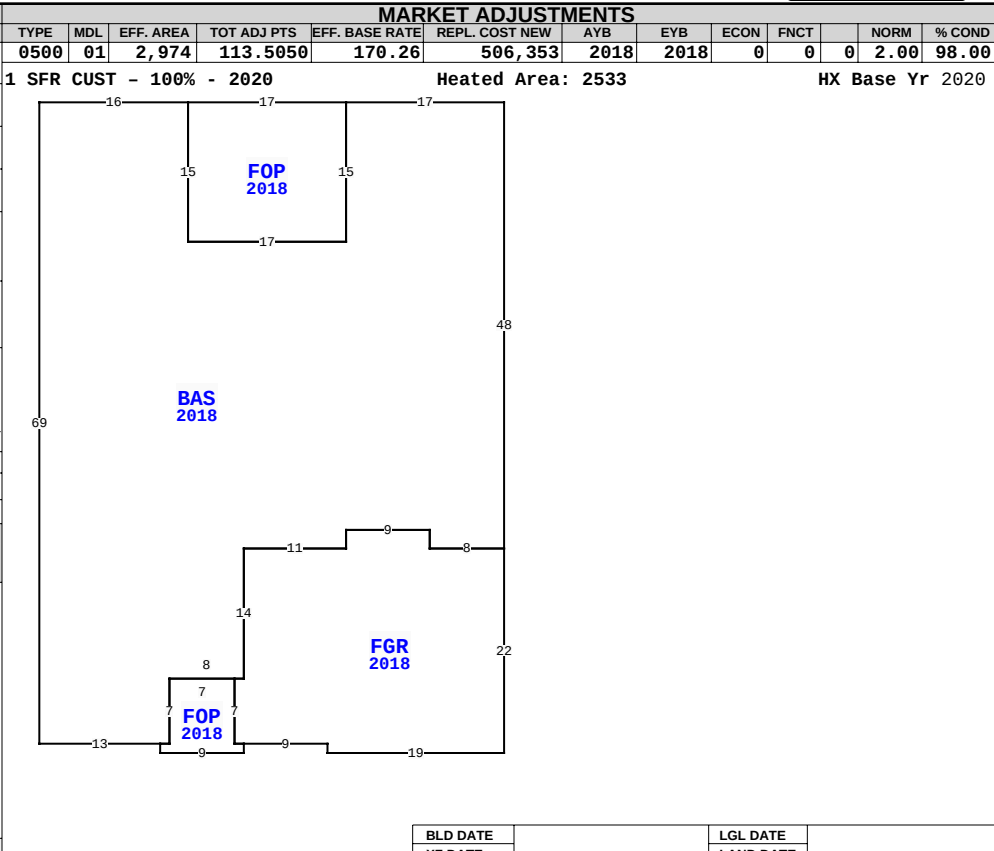
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4 100	
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	2,533	100	2,533	422,644
FGR	632	55	348	58,065
FOP	58	30	17	2,836
FOP	255	30	76	12,681
TOTALS	3,478		2,974	496,226

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0911	SCRN RM A	0	100	0	0	600.00	SF	17.50	17.50	
3	0861	POOL GUNIT	0	100	0	0	256.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	344.00	SF	10.00	10.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	1,400.00	1,400.00	
6	0855	CONC PAVER	0	100	0	0	1,056.00	SF	7.00	7.00	

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



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
8											
VALUATION BY											
STANDARD											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
496,226											
TOTAL MARKET OB/XF VALUE											
41,156											
TOTAL LAND VALUE - MARKET											
300,000											
TOTAL MARKET VALUE											
837,382											
SOH/AGL Deduction											
318,542											
ASSESSED VALUE											
518,840											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
468,840											
TOTAL JUST VALUE											
837,382											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
816,213											

BUILDING DIMENSIONS							
BAS=[YR=2018] W17 FOP=[YR=2018] W17 S15 E17 N15\$ S15 W17 N15 W16 S69 E13 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E9 S1 E19 N22 W8 N2 W9 S2 W11 S14 W1 S7 E1\$ W1 N7 W7 S7 W1\$ E1 N7 E8 N14 E11 N2 E9 S2 E8 N48\$.							