

LOT 60
IN OR 2016/217
OCEAN BREEZE AT AMELIA PB 8/91

ERICKSEN WILLIAM D & SALLY S
96068 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0060-0000



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	14 CARPET 70
Interior Floor	11 CLAY TILE 30
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
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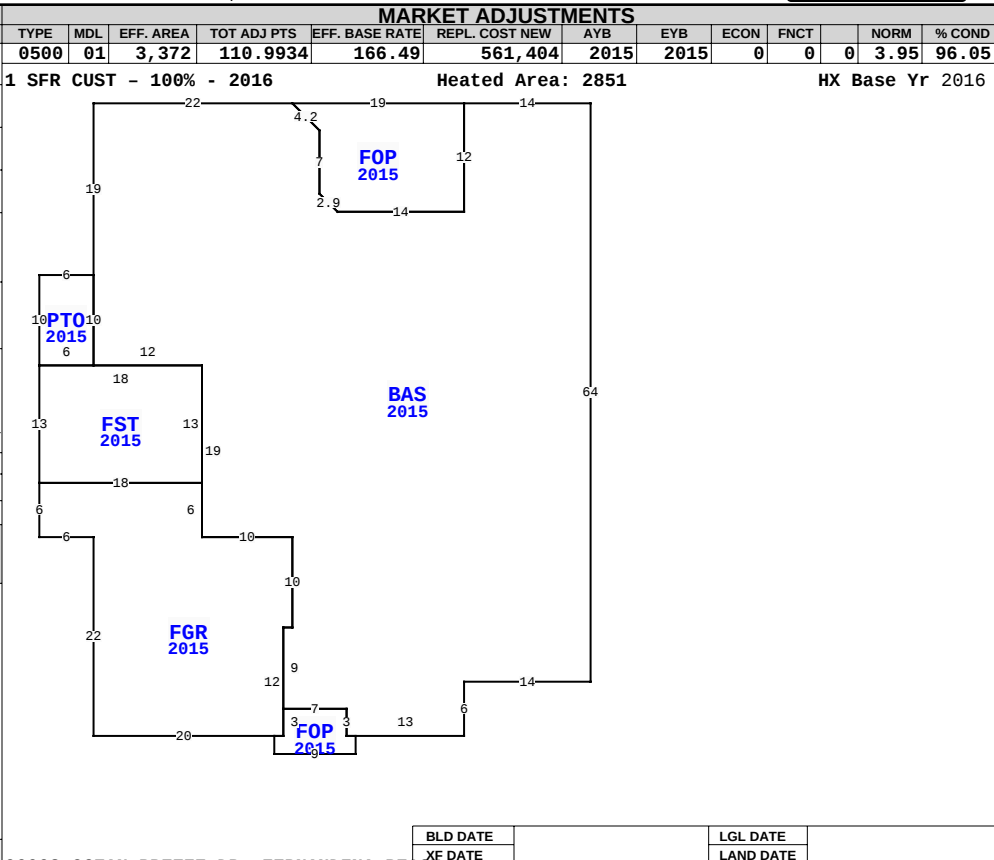
NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,851	100	2,851	455,914
FGR	580	55	319	51,012
FOP	39	30	12	1,919
FOP	195	30	58	9,275
FST	234	55	129	20,629
PTO	60	5	3	479

TOTALS	3,959		3,372	539,229
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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	532.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	30.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	331.00	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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
5,939									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					539,229				
TOTAL MARKET OB/XF VALUE					5,939				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					845,168				
SOH/AGL Deduction					503,935				
ASSESSED VALUE					341,233				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					291,233				
TOTAL JUST VALUE					845,168				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					820,949				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530890	CO ISSUED	0	11/23/2015
B1530890	NEW CONSTR	355,917	07/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2016/0217	11/24/2015	WD	Q		I	01	532,400
GRANTOR: D S WARE HOMES LLC							
GRANTEE: ERICKSEN WILLIAM D							
1986/0512	6/18/2015	SW	Q		V	01	110,000
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W14 FOP=[YR=2015] W19 D3 R3 S7 D2 R2 E14 N12\$ S12 W14 U2 L2 N7 U3 L3 W22 S19 PTO=[YR=2015] W6 S10 FST=[YR=2015] S13 FGR=[YR=2015] S6 E6 S22 E20 FOP=[YR=2015] S2 E9 N2 W1 N3 W7 S3 W1\$ E1 N12 E1 N10 W10 N6 W18\$ E18 N13 W18\$ E6 N10\$ S10 E12 S19 E10 S10 W1 S9 E7 S3 E13 N6 E14N64\$.									