LOT 62
IN OR 2147/1644
OCEAN BREEZE AT AMELIA PB 8/91

CHURCH RICHARD W TRUST/CHURCH RICHARD W TRUSTEE
96062 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

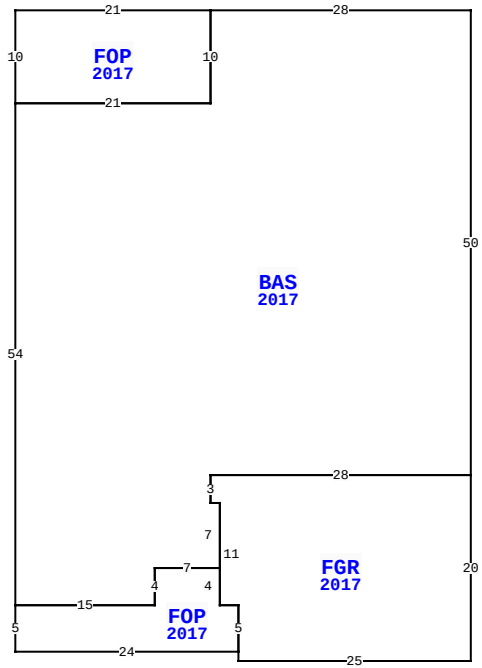
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,517	100	2,517	421,095
FGR	531	55	292	48,851
FOP	148	30	44	7,361
FOP	210	30	63	10,540
TOTALS	3,406		2,916	487,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,916	114.3933	171.59	500,356	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 2517 HX Base Yr 2019



96062 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		487,847
TOTAL MARKET OB/XF VALUE		39,012
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		826,859
SOH/AGL Deduction		321,069
ASSESSED VALUE		505,790
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,790
TOTAL JUST VALUE		826,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		805,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901191	SCRNENCL	23,302	02/06/2019
B1633525	NEW CONSTR	312,894	12/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/1644	9/20/2017	WD	Q	I	01	513,400
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: CHURCH RICHARD W &						
2033/1020	3/09/2016	SW	U	V	30	231,500
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 FOP=[YR=2017] W21 S10 E21 N10$ S10 W21 S54 FOP=[YR=2017] S5 E24 FGR=[YR=2017] S1 E25 N20 W28 S3 E1 S11 E2 S5$ N5 W2 N4 W7 S4 W15$ E15 N4 E7 N7 W1 N3 E28 N50$.

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	624.00	SF	7.00	7.00	100	2017	2017	3	97	4,237	
2	0855	CONC PAVER	0	100	0	0	136.00	SF	7.00	7.00	100	2017	2017	3	97	923	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	86	4,300	
4	0911	SCRN RM A	0	100	0	0	882.00	SF	17.50	17.50	100	2019	2019	3	86	13,274	
5	0835	QUARY TILE	0	100	0	0	1,436.00	SF	10.00	10.00	100	2019	2019	3	98	14,073	
6	0855	CONC PAVER	0	100	0	0	225.00	SF	10.00	10.00	100	2019	2019	3	98	2,205	

LAND DESCRIPTION

TOTAL OB/XF 39,012

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 05/21/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS