



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	16	WD FR STUC 100	0500	01	3,248	116.9826	175.47	569,927	2016	2016	0	0	3.50	96.50	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 0													Heated Area: 2934																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 70														Tax Group: 8										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										549,980									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										8,687									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										300,000									
Bedrooms		5 100														TOTAL MARKET VALUE										858,667									
Bathrooms		4 100														SOH/AGL Deduction										346,496									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										512,171									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units		0 100														BASE TAXABLE VALUE										462,171									
Occupancy	00	NONE 100	TOTAL JUST VALUE										858,667																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										833,952																						
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	2,934	100	2,934	496,810																															
FGR	420	55	231	39,115																															
FOP	60	30	18	3,047																															
FOP	217	30	65	11,007																															
TOTALS			3,631		3,248	549,980																													
EXTRA FEATURES			96054 OCEAN BREEZE DR, FERNANDINA BEACH																																
L N	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	880.00	SF	7.00	7.00	100	2016	2016	3	96	5,914																				
2	0855	CONC PAVER	0 100	0	0	63.00	SF	7.00	7.00	100	2016	2016	3	96	423																				
3	0855	CONC PAVER	0 100	0	0	235.00	SF	10.00	10.00	100	2022	2022	3	100	2,350																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS																																			