LOT 65
IN OR 2025/1365
OCEAN BREEZE AT AMELIA PB 8/91

GRIFFITH EUGENE P III & ELIZABETH W
96050 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

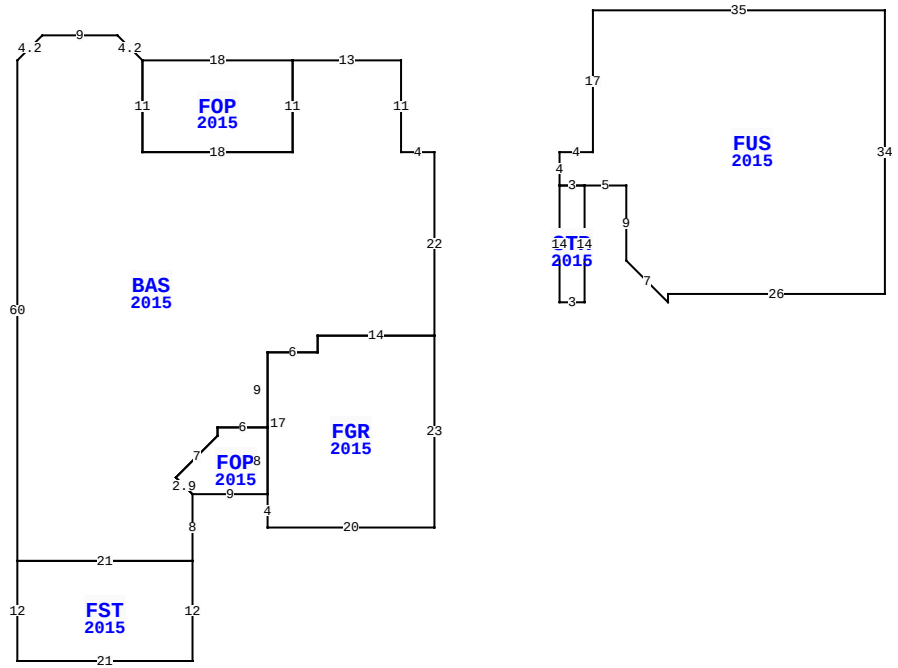
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,126	100	2,126	337,044
FGR	448	55	246	38,999
FOP	69	30	21	3,329
FOP	198	30	59	9,353
FST	252	55	139	22,036
FUS	1,147	100	1,147	181,839
STR	42	10	4	635
TOTALS	4,282		3,742	593,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,742	110.0925	165.14	617,954	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 3273 HX Base Yr 2017



96050 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		593,236
TOTAL MARKET OB/XF VALUE		10,080
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		903,316
SOH/AGL Deduction		381,299
ASSESSED VALUE		522,017
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		472,017
TOTAL JUST VALUE		903,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530482	NEW CONSTR	405,206	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/1365	1/25/2016	WD	Q	I	01	508,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GRIFFITH EUGENE P I						
1955/1568	12/30/2014	SW	U	V	30	430,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 N11 W13 FOP=[YR=2015] W18 S11 E18 N11$ S11 W18 N11 U3 L3 W9 D3 L3 S60 FST=[YR=2015] S12 E21 N12 W21$ E21 N8 FOP=[YR=2015] E9 FGR=[YR=2015] S4 E20 N23 W14 S2 W6 S17$ N8 W6 S1 D5 L5 D2 R2 $ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22$ PTR=E15 FUS=[YR=2015] E4 N17 E35 S34 W26 S1 U5 L5 N9 W5 STR=[YR=2015] S14 W3 N14 E3$ W3 N4$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,224.00	SF	7.00	7.00	100	2015	2015	3	95	8,140	

LAND DESCRIPTION

TOTAL OB/XF 10,080

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 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS