

LOT 68
IN OR 2127/1811
OCEAN BREEZE AT AMELIA PB 8/91

GARRETT STEVEN A & KELLI A
96247 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	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
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NEIGHBORHOOD/LOC	2122.00
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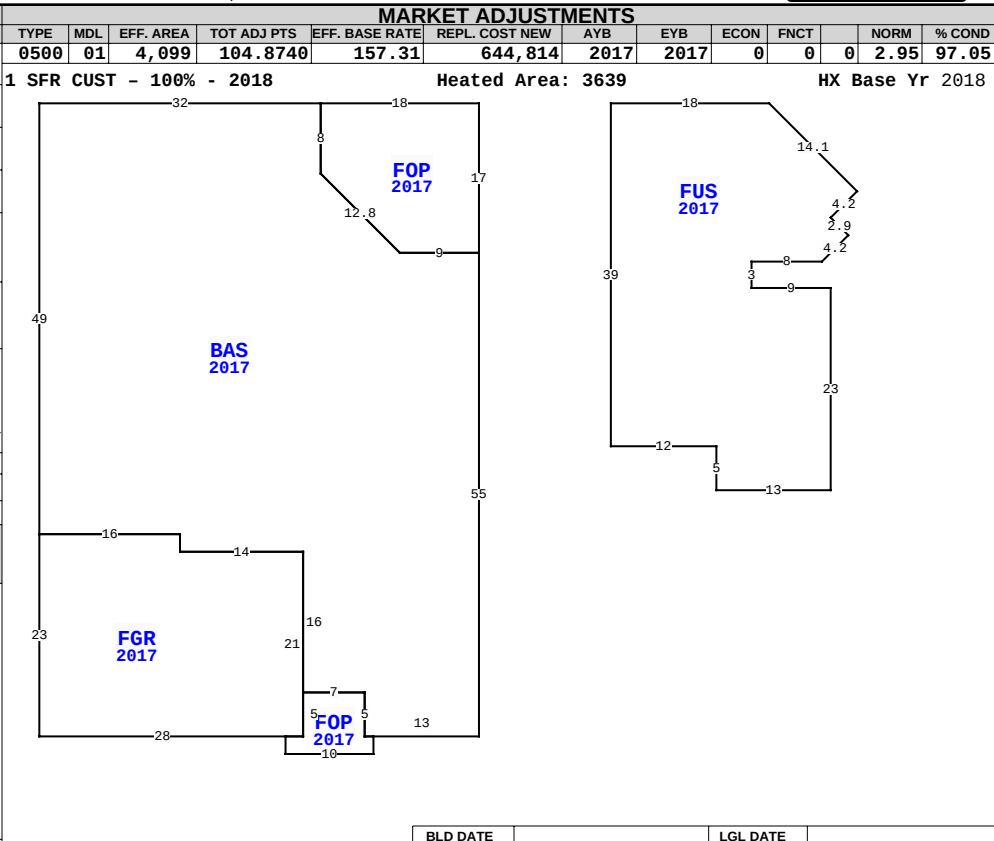
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2,638	402,742
FGR	662	55	364	55,572
FOP	55	30	16	2,443
FOP	266	30	80	12,214
FUS	1,001	100	1,001	152,822
TOTALS	4,622		4,099	625,792

EXTRA FEATURES	
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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		1,047.00	SF 10.00	100	2017	2017	3	97	10,156	
2	0861	POOL GUNIT	0	100	0	0		412.00	SF 85.00	100	2017	2017	3	84	29,417	
3	0855	CONC PAVER	0	100	0	0		995.00	SF 7.00	100	2017	2017	3	97	6,756	
4	0476	VF 6 SBPL	0	100	0	0		288.00	LF 32.00	100	2017	2017	3	92	8,479	
5	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION			TOTAL OB/XF 55,084													
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
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

REVIEW DATE	03/14/2024	BY	KBA
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96247 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										625,792	
TOTAL MARKET OB/XF VALUE										55,084	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										980,876	
SOH/AGL Deduction										376,940	
ASSESSED VALUE										603,936	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										553,936	
TOTAL JUST VALUE										980,876	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										953,911	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705218	CO ISSUED	0	06/13/2017
17001297	SWIM POOL	45,000	03/01/2017
B1633303	NEW CONSTR	445,758	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2127/1811	6/14/2017	WD	Q	I	01	663,000	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: GARRETT STEVEN A &							
2072/1075	9/15/2016	SW	Q	V	01	120,800	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2017] W18 BAS=[YR=2017] W32 S49 FGR=[YR=2017] S23 E28 FOP=[YR=2017] S2 E10 N2 W1 N5 W7 S5 W2\$ E2 N21 W14 N2 W16\$ E16 S2 E14 S16 E7 S5 E13 N55 W9 U9 L9 N8\$ S8 D9 R9 E9 N17\$ PTR=E15 FUS=[YR=2017] E18 D10 R10 D3 L3 D2 R2 L3 D3 W8 S3 E9 S23 W13 N5 W12 N39\$ W15\$.									