

MCGINITY LEO F JR/SANTORIELLO DEBORAH
96255 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0070-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND					
Exterior Wall		16		WD FR STUC 100		0500		01		3,287		110.6070		165.91		545,346		2017		2017		0		0		0		3.00		97.00			
Roof Structur		08		IRREGULAR 100		1		SFR CUST - 100% - 2024								Heated Area: 2837												HX Base Yr 2024					
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floo		12		HARDWOOD 70																													
Interior Floo		14		CARPET 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																									
NEIGHBORHOOD/LOC				2122.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,837		100		2,837		456,566																									
FGR		688		55		378		60,833																									
FOP		48		30		14		2,253																									
FOP		195		30		58		9,334																									
TOTALS		3,768				3,287		528,986																									
EXTRA FEATURES										96255 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		712.00		SF		7.00		7.00		100		2017		2017		3		97		4,834			
2		0855		CONC PAVER		0 100		0		0		21.00		SF		7.00		7.00		100		2017		2017		3		97		143			
3		0911		SCRN RM A		0 100		0		0		913.00		SF		17.50		17.50		100		2019		2019		3		86		13,741			
4		0855		CONC PAVER		0 100		0		0		913.00		SF		10.00		10.00		100		2019		2019		3		98		8,947			
5		0855		CONC PAVER		0 100		0		0		232.00		SF		10.00		10.00		100		2019		2019		3		98		2,274			
6		0504		FP-ELECTRI		0 100		0		0		1.00		UT		2,000.00		2,000.00		100		2019		2019		3		99		1,980			
7		0476		VF 6 SBPL		0 100		0		0		240.00		LF		32.00		32.00		100		2019		2019		3		95		7,296			
8		0470		VNYL GATE		0 100		0		0		2.00		UT		300.00		300.00		100		2019		2019		3		95		570			