LOT 74
OCEAN BREEZE AT AMELIA PB 8/91

RITCHIE DAVID H & TAMMI J
96008 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0074-0000

BUILDING CHARACTERISTICS

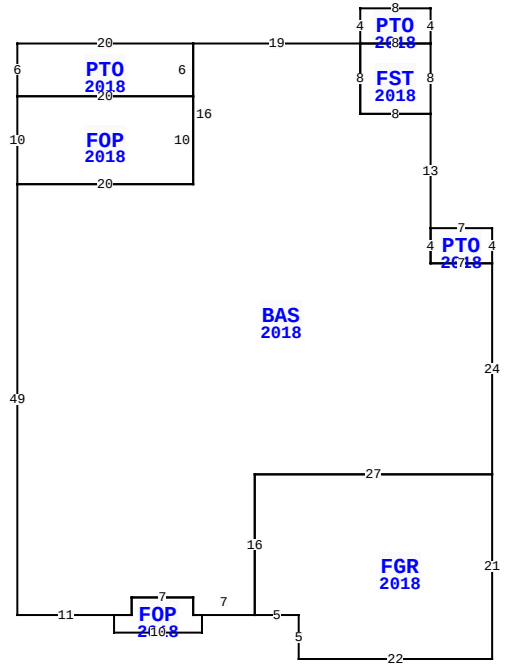
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,505	100	2,505	401,380
FGR	542	55	298	47,749
FOP	34	30	10	1,602
FOP	200	30	60	9,614
FST	64	55	35	5,608
PTO	28	5	1	160
PTO	32	5	2	321
PTO	120	5	6	961
TOTALS	3,525		2,917	467,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,917	109.5570	164.34	479,380	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2022 Heated Area: 2505 HX Base Yr 2022



96008 SEA BREEZE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		467,396
TOTAL MARKET OB/XF VALUE		53,117
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		820,513
SOH/AGL Deduction		179,992
ASSESSED VALUE		640,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		590,521
TOTAL JUST VALUE		820,513
NCON VALUE		40,788
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011181	SWIM POOL	0	07/21/2022
B1810579	CO ISSUED	0	10/19/2018
B1803683	NEW CONSTR	333,979	04/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/1566	9/10/2021	WD	Q	I	02	799,900
GRANTOR: EYES DOUGLAS J & PATR						
GRANTEE: RITCHIE DAVID H & T						
2232/1267	10/19/2018	WD	Q	I	02	539,800
GRANTOR: D S WARE HOMES LLC						
GRANTEE: EYES DOUGLAS J & PA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W7 BAS=[YR=2018] N13 FST=[YR=2018] N8 PTO=[YR=2018] N4 W8 S4 E8 $ W8 S8 E8$ W8 N8 W19 PTO=[YR=2018] W20 S6 FOP=[YR=2018] S10 E20 N10 W20 $ E20 N6$ S16 W20 S49 E11 FOP=[YR=2018] S2 E10 N2 W1 N2 W7 S2 W2$ E2 N2 E7 S2 E7 FGR=[YR=2018] E5 S5 E22 N21 W27 S16 $ N16 E27 N24 W7 N4$ S4 E7 N4$.

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	1,003.00	SF	10.00	10.00	100	2018	2018	3	97	9,729	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	10.00	10.00	100	2018	2018	3	97	640	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
4	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2024	2023		100	28,560	
5	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2024	2023		100	4,800	
6	0855	CONC PAVER	0	100	0	0	252.00	SF	10.00	10.00	100	2024	2023		100	2,520	
7	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2024	2023		100	4,608	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 53,117

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 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS