LOT 75
IN OR 2215/269
OCEAN BREEZE AT AMELIA PB 8/91

CHIARADONNA JANICE LEE
96012 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

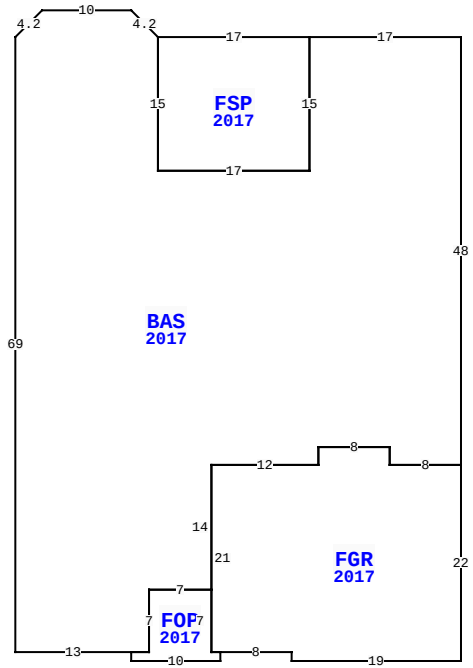
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,581	100	2,581	417,195
FGR	623	55	343	55,443
FOP	59	30	18	2,910
FSP	255	40	102	16,487
TOTALS	3,518		3,044	492,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,044	111.0900	166.64	507,252	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2019 Heated Area: 2581 HX Base Yr 2019



96012 SEA BREEZE WAY, 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		492,034
TOTAL MARKET OB/XF VALUE		9,463
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		801,497
SOH/AGL Deduction		317,909
ASSESSED VALUE		483,588
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		428,588
TOTAL JUST VALUE		801,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		775,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709191	CO ISSUED	0	10/18/2017
B1702316	NEW CONSTR	327,354	03/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0269	7/31/2018	WD	Q	I	01	538,000
GRANTOR: BRANDON TRUST						
GRANTEE: CHIARADONNA JANICE						
2180/1238	2/26/2018	WD	Q	I	01	526,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: BRANDON TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W17 S15 W17 N15 U3L3 W10 D3L3 S69 E13 E2 N7 E7 N14 E12 N2 E8 S2 E8 N48 $
FGR=[YR=2017;ORIG=-27,69] E8 S1 E19 N22 W8 N2 W8 S2 W12 S21 E1 $
FSP=[YR=2017;ORIG=-17,0] W17 S15 E17 N15 $
FOP=[YR=2017;ORIG=-37,69] S1 E10 N1 W1 N7 W7 S7 W2 $
.

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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,025.00	SF	7.00	7.00	100	2017	2017	3	97	6,960	
3	0855	CONC PAVER	0	100	0	0	80.00	SF	7.00	7.00	100	2017	2017	3	97	543	

LAND DESCRIPTION

TOTAL OB/XF 9,463

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	000000	C	VAC RES	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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS