

LOT 77
IN OR 2208/1529
OCEAN BREEZE AT AMELIA PB 8/91

LOWRY DAVID M & MEGHAN L
96020 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0077-0000



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	11	CLAY TILE 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	2,506	100	2,506	424,142
FGR	760	55	418	70,747
FOP	65	30	20	3,385
FOP	255	30	76	12,863
TOTALS	3,586		3,020	511,136

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	1,225.00	SF	7.00	7.00	100	2018	2018	3	97	8,318	
2	0861	POOL GUNIT	0	100	0	0	389.00	SF	85.00	85.00	100	2019	2019	3	90	29,759	
3	0855	CONC PAVER	0	100	0	0	586.00	SF	10.00	10.00	100	2019	2019	3	98	5,743	
4	0476	VF 6 SBPL	0	100	0	0	86.00	LF	32.00	32.00	100	2019	2019	3	95	2,614	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
6	0855	CONC PAVER	0	100	0	0	396.00	SF	10.00	10.00	100	2019	2019	3	98	3,881	

LAND DESCRIPTION			TOTAL OB/XF 50,885														
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	LAND VALUE
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

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 8			
0500	01	3,020	115.7268	173.59	524,242	2018	2018	0	0	0	2.50	97.50	VALUATION SUMMARY			
1 SFR CUST - 100% - 2021 Heated Area: 2506 HX Base Yr													VALUATION BY			
													STANDARD			
													Tax Group: 8			
													Tax Dist:			
													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			

66020 SEA BREEZE WAY, FERNANDINA BEACH										XF DATE	LAND DATE
										INC DATE	AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,225.00	SF	7.00	7.00	100	2018	2018	3	97	8,318		
389.00	SF	85.00	85.00	100	2019	2019	3	90	29,759		
586.00	SF	10.00	10.00	100	2019	2019	3	98	5,743		
86.00	LF	32.00	32.00	100	2019	2019	3	95	2,614		
2.00	UT	300.00	300.00	100	2019	2019	3	95	570		
396.00	SF	10.00	10.00	100	2019	2019	3	98	3,881		

TOTAL OB/XF 50,885													BUILDING NOTES			
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