

LOT 78
IN OR 2124/850
OCEAN BREEZE AT AMELIA PB 8/91

TRIOLA JOSEPH M III & THERESA
96024 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

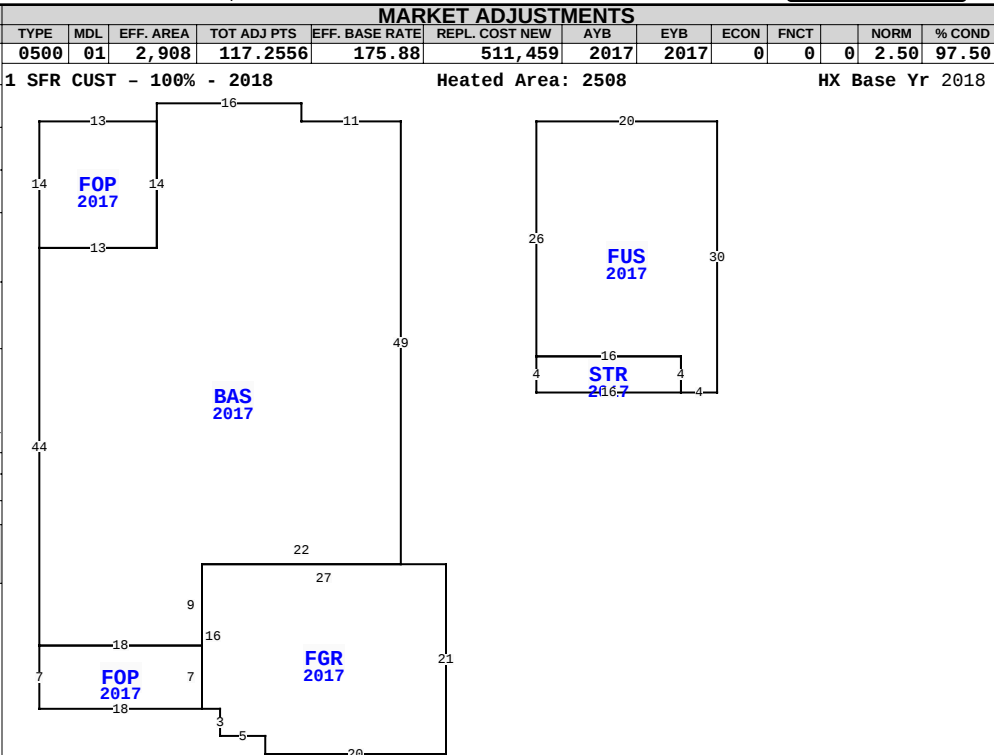
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	338,164
FGR	547	55	301	51,617
FOP	126	30	38	6,516
FOP	182	30	55	9,431
FUS	536	100	536	91,915
STR	64	10	6	1,029

TOTALS	3,427		2,908	498,673
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	717.00	SF	7.00	7.00	100	2017
2	0855	CONC PAVER	0 100	0	0	128.00	SF	7.00	7.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



96024 SEA BREEZE WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,737											

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5,737											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						498,673					
TOTAL MARKET OB/XF VALUE						5,737					
TOTAL LAND VALUE - MARKET						300,000					
TOTAL MARKET VALUE						804,410					
SOH/AGL Deduction						332,907					
ASSESSED VALUE						471,503					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						421,503					
TOTAL JUST VALUE						804,410					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						781,917					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001883	POOL ENCL (T) 675	15,000	02/16/2024
1704641	CO ISSUED	0	05/25/2017
B1733664	NEW CONSTR	313,345	01/03/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2124/0850	5/26/2017	WD	Q	I	01	474,000	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: TRIOLA JOSEPH M III							
2083/1312	11/15/2016	SW	Q	V	05	362,300	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2017] W11 N2 W16 S2 FOP=[YR=2017] W13 S14 E13 N14\$ S14 W13 S44 FOP=[YR=2017] S7 E18 FGR=[YR=2017] E2 S3 E5 S2 E20 N21 W27 S16\$ N7 W18\$ E18 N9 E22 N49\$ PTR=E15 FUS=[YR=2017] E20 S30 W4 STR=[YR=2017] W16 N4 E16 S4\$ N4 W16 N26\$ W15\$.											