LOT 82
IN OR 2194/42
OCEAN BREEZE AT AMELIA PB 8/91

SMIT BERNHARD U/THOMAS CATHY
96055 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

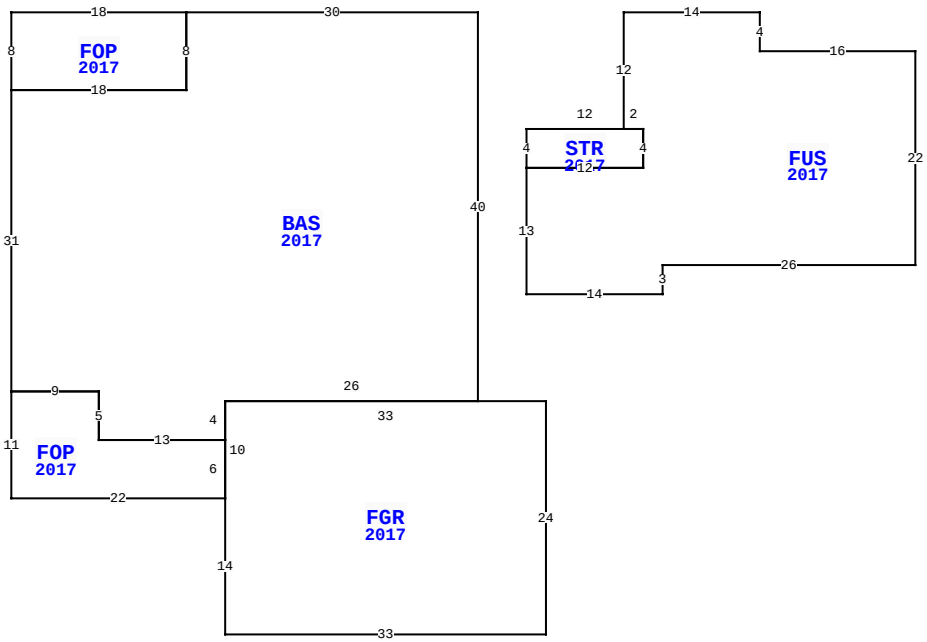
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	1,819	100	1,819	293,152
FGR	792	55	436	70,266
FOP	144	30	43	6,930
FOP	177	30	53	8,541
FUS	850	100	850	136,987
STR	48	10	5	806
TOTALS	3,830		3,206	516,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,206	110.7036	166.06	532,388	2017	2017	0	0	0	2.95	97.05

1 SFR CUST – 100% - 2019 Heated Area: 2669 HX Base Yr 2019



96055 OCEAN BREEZE DR, 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		516,683
TOTAL MARKET OB/XF VALUE		61,102
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		877,785
SOH/AGL Deduction		394,691
ASSESSED VALUE		483,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		433,094
TOTAL JUST VALUE		877,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		856,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008744	0911=960SF	6,783	07/10/2023
B1807774	SWIM POOL	46,345	07/31/2018
1709825	CO ISSUED	0	11/06/2017
B1632552	NEW CONSTR	337,129	06/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0042	5/03/2018	WD	Q	I	02	456,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SMIT BERNHARD U & C						
2033/0813	3/10/2016	SW	Q	V	01	117,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] W18 S8 E18 N8$ S8 W18 S31 FOP=[YR=2017] S11 E22 FGR=[YR=2017] S14 E33 N24 W33 S10$ N6 W13 N5 W9$ E9 S5 E13 N4 E26 N40$ PTR=E15 FUS=[YR=2017] E14 S4 E16 S22 W26 S3 W14 N13 STR=[YR=2017] N4 E12 S4 W12$ E12 N4 W2 N12$ W15$.

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	854.00	SF	7.00	7.00	100	2017	2017	3	97	5,799	
2	0855	CONC PAVER	0	100	0	0	117.00	SF	7.00	7.00	100	2017	2017	3	97	794	
3	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	100	2018	2018	3	82	13,776	
4	0855	CONC PAVER	0	100	0	0	554.00	SF	10.00	10.00	100	2018	2018	3	97	5,374	
5	0861	POOL GUNIT	0	100	0	0	406.00	SF	85.00	85.00	100	2019	2019	3	90	31,059	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 61,102

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 01/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS