LOT 89
OCEAN BREEZE AT AMELIA PB 8/91

MAAN DAPHNY DEIHL REV TRUST/MAAN DAPHNY DEIHL TRUS
96207 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0089-0000

BUILDING CHARACTERISTICS

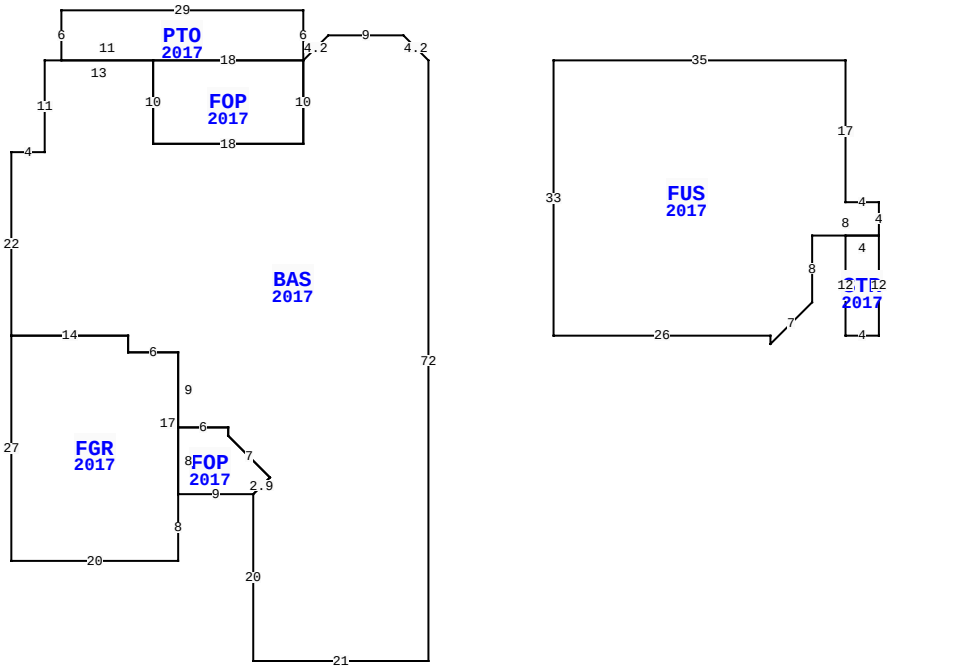
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,396	100	2,396	400,010
FGR	528	55	290	48,416
FOP	69	30	21	3,506
FOP	180	30	54	9,015
FUS	1,116	100	1,116	186,316
PTO	174	5	9	1,502
STR	48	10	5	835
TOTALS	4,511		3,891	649,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,891	114.1560	171.23	666,256	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 3512 HX Base Yr 2018



96207 OCEAN BREEZE DR, 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		649,600
TOTAL MARKET OB/XF VALUE		8,623
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		958,223
SOH/AGL Deduction		379,812
ASSESSED VALUE		578,411
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		528,411
TOTAL JUST VALUE		958,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		928,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709002	CO ISSUED	0	10/12/2017
B173904	NEW CONSTR	430,700	05/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1282	4/03/2023	WD	U	I	11	100
GRANTOR: MAAN VIKAS & DAPHNY D						
GRANTEE: MAAN DAPHNEY DEIHL						
2152/0251	10/13/2017	WD	Q	I	02	656,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MAAN VIKAS & DAPHNY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W9 D3 L3 PTO=[YR=2017] N6 W29 S6 E11
FOP=[YR=2017] S10 E18 N10 W18$ E18$ S10 W18 N10 W13 S11 W4
S22 FGR=[YR=2017] S27 E20 N8 FOP=[YR=2017] E9 U2 R2 U5 L5
N1 W6 S8$ N17 W6 N2 W14$ E14 S2 E6 S9 E6 S1 D5 R5 D2 L2
S20 E21 N72$ PTR=E15 FUS=[YR=2017] E35 S17 E4 S4
STR=[YR=2017] S12 W4 N12 E4$ W8 S8 D5 L5 N1 W26 N33$ 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	1,270.00	SF	7.00	7.00	100	2017	2017	3	97	8,623	

LAND DESCRIPTION

TOTAL OB/XF 8,623

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 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