LOT 92
IN OR 2146/1858
OCEAN BREEZE AT AMELIA PB 8/91

SAMPLE JOSEPH M & JENNIFER D
96191 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

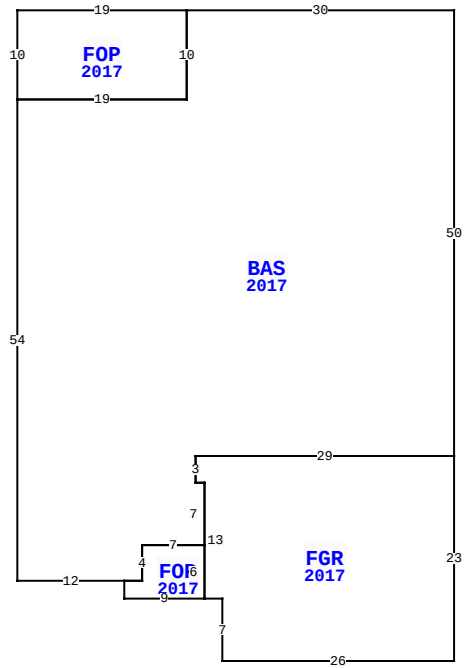
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,523	100	2,523	434,841
FGR	633	55	348	59,978
FOP	46	30	14	2,413
FOP	190	30	57	9,824
TOTALS	3,392		2,942	507,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,942	117.8478	176.77	520,057	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 2523 HX Base Yr 2018



96191 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		507,056
TOTAL MARKET OB/XF VALUE		52,343
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		859,399
SOH/AGL Deduction		390,409
ASSESSED VALUE		468,990
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		413,990
TOTAL JUST VALUE		859,399
NCON VALUE		9,740
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708224	CO ISSUED	0	09/18/2017
B1702947	NEW CONSTR	320,628	04/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2146/1858	9/15/2017	WD	Q	I	01	489,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SAMPLE JOSEPH M & J						
2071/1566	9/12/2016	SW	U	V	30	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] W19 S10 E19 N10$ S10 W19 S54 E12 FOP=[YR=2017] S2 E9 FGR=[YR=2017] E2 S7 E26 N23 W29 S3 E1 S13$ N6 W7 S4 W2$ E2 N4 E7 N7 W1 N3 E29 N50$.

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	1,213.00	SF	7.00	7.00	100	2017	2017	3	97	8,236	
2	0855	CONC PAVER	0	100	18	3	54.00	SF	7.00	7.00	100	2017	2017	3	97	367	
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2024	2021		100	34,000	
4	0855	CONC PAVER	0	100	0	0	974.00	SF	10.00	10.00	100	2024	2021		100	9,740	

LAND DESCRIPTION

TOTAL OB/XF 52,343

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