

REES JOSEPH ALLISON III & MARGARET ANN  
96163 OCEAN BREEZE DR  
FERNANDINA BEACH, FL 32034

00-00-30-0741-0095-0000



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

12

HARDWOOD 90

Interior Floo

11

CLAY TILE 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3.5 100

Frame

02

WOOD FRAME 100

Stories

0 0 100

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

2,904

100

2,904

474,271

FGR

720

55

396

64,673

FOP

139

30

42

6,859

FOP

229

30

69

11,269

TOTALS

3,992

3,411

557,073

EXTRA FEATURES

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

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2016

2016

3

97

1,940

2

0855

CONC PAVER

0 100

0

0

296.00

SF

10.00

10.00

100

2016

2016

3

96

2,842

3

0855

CONC PAVER

0 100

0

0

51.00

SF

10.00

10.00

100

2016

2016

3

96

490

4

0855

CONC PAVER

0 100

0

0

150.00

SF

10.00

10.00

100

2017

2017

3

97

1,455

LAND DESCRIPTION

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

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

01/14/2021

BY

TWA

Total Acres:

0.00

Total Land Value:

300,000

Market:

0

Agricultural:

0

Common:

300,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

3,411

112.8288

169.24

577,278

2016

2016

0

0

0

3.50

96.50

1 SFR CUST - 100% - 2017

Heated Area: 2904

HX Base Yr 2017

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,904

100

2,904

474,271

FGR

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55

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64,673

FOP

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30

42

6,859

FOP

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69

11,269

TOTALS

3,992

3,411

557,073

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

96163 OCEAN BREEZE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

557,073

TOTAL MARKET OB/XF VALUE

6,727

TOTAL LAND VALUE - MARKET

300,000

TOTAL MARKET VALUE

863,800

SOH/AGL Deduction

350,137

ASSESSED VALUE

513,663

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

463,663

TOTAL JUST VALUE

863,800

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

838,749

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2050/0228

5/31/2016

WD Q

I

01

567,300

GRANTOR: DS WARE HOMES LLC

GRANTEE: REES JOSEPH ALLISON

2010/1587

10/23/2015

SW Q

V

01

110,800

GRANTOR: OCEAN BREEZE OF AMELI

GRANTEE: DS WARE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W14 FOP=[YR=2016] W23 D3 R3 S8 D5 R5 U4 R4 E8 N9 U3 R3 \$ D3 L3 S9 W8 D4 L4 U5 L5 N8 U3 L3 W12 S74 E12 FOP=[YR=2016] S1 E7 N7 E10 FGR=[YR=2016] S5 E31 N22 W6 N2 W6 S2 W6 N2 W13 S19\$ N6 W16 S12 W1\$ E1 N12 E16 N13 E13 S2 E6 N2 E6 S2 E6 N6 W8 N42\$.