LOT 96
OCEAN BREEZE AT AMELIA PB 8/91

EBERLE TERRY R & LOUISE M
96159 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0096-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

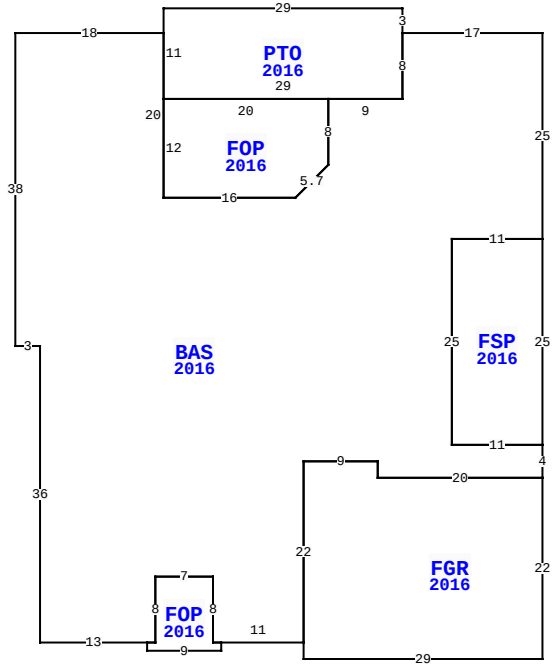
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,235	100	3,235	506,665
FGR	656	55	361	56,539
FOP	65	30	20	3,132
FOP	232	30	70	10,963
FSP	275	40	110	17,228
PTO	319	5	16	2,506
TOTALS	4,782		3,812	597,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,812	108.2025	162.30	618,688	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2020 Heated Area: 3235 HX Base Yr 2020



96159 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		597,034
TOTAL MARKET OB/XF VALUE		17,311
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		914,345
SOH/AGL Deduction		493,951
ASSESSED VALUE		420,394
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		370,394
TOTAL JUST VALUE		914,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		887,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531037	CO ISSUED	0	02/05/2016
B1531402	SWIM POOL	0	11/01/2015
B1531037	NEW CONSTR	403,722	08/01/2015
P1518659	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/0700	5/13/2019	WD	Q	I	02	670,000
GRANTOR: ROMAN LOUIS & RUTH						
GRANTEE: EBERLE TERRY R & LO						
2027/1251	2/05/2016	WD	Q	I	01	576,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: ROMAN LOUIS & RUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 PTO=[YR=2016] N3 W29 S11 FOP=[YR=2016] S12 E16 U4 R4 N8 W20$ E29 N8$ S8 W9 S8 D4 L4 W16 N20 W18 S38 E3 S36 E13 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N8 E7 S8 E11 FGR=[YR=2016] S2 E29 N22 W20 N2 W9 S22$ N22 E9 S2 E20 N4 FSP=[YR=2016] N25 W11 S25 E11$ W11 N25 E11 N25$.

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	1,015.00	SF	10.00	10.00	100	2016	2016	3	96	9,744	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2016	2016	3	96	576	
3	0861	POOL GUNIT	0	100	0	0	70.00	SF	85.00	85.00	100	2016	2016	3	81	4,820	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	74	1,480	
5	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2016	2016	3	96	691	

LAND DESCRIPTION

TOTAL OB/XF 17,311

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS