

DRAHZAL MATTHEW R & MELISSA
96143 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0099-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	07	CORK/VTILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units	0	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	1,917	100	1,917	295,213
FGR	722	55	397	61,137
FOP	102	30	31	4,774
FSP	210	40	84	12,936
FUS	1,154	100	1,154	177,713
PTO	315	5	16	2,464
STR	64	10	6	924
TOTALS	4,484		3,605	555,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	3,605	105.8400	158.76	572,330	2017	2017	0	0	3.00
1 SFR CUST - 100% - 2018				Heated Area: 3071			HX Base Yr 2018			

Diagram showing building footprint and lot area calculations:

- Lot Dimensions: 25' x 21'

- Building Footprint (FUS 2017): 15' x 14'

- Other areas labeled include PTO 2024, STR 2017, BAS 2017, FGR 2017, and FOF 2017.

NASSAU COUNTY PROPERTY

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VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				555,160			
TOTAL MARKET OB/XF VALUE				10,925			
TOTAL LAND VALUE - MARKET				300,000			
TOTAL MARKET VALUE				866,085			
SOH/AGL Deduction				356,431			
ASSESSED VALUE				509,654			
TOTAL EXEMPTION VALUE				HX HB	50,000		
BASE TAXABLE VALUE				459,654			
TOTAL JUST VALUE				866,085			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				835,598			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
2109/0335	3/21/2017	WD Q	I	02		519,900

GRANTOR:D S WARE HOMES LLC
GRANTEE:DRAHZAL MATTHEW R &
1971/1747 3/31/2015 QC U V 11 100
GRANTOR:OCEAN BREEZE OF AMELI
GRANTEE:D S WARE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W24 S14 W15 S50 E12 N2 E6 N15 E21 N47 \$
FUS=[YR=2017;ORIG=15,0] E40 S28 W20 S6 W9 N2 W11 N12 E12 N4 W8 N4 W4 N12 \$
FGR=[YR=2017;ORIG=-21,69] E31 N26 W10 S4 W21 S22 \$
PTO=[YR=2024;ORIG=-39,14] W10 N21 E25 S7 W15 S14 \$
FSP=[YR=2017;ORIG=-24,0] W15 S14 E15 N14 \$
FOP=[YR=2017;ORIG=-39,64] S5 E18 N7 W6 S2 W12 \$
STR=[YR=2017;ORIG=15,20] N8 E4 S4 E8 S4 W12 \$
PTR=[ORIG=0,0] E15 W15 \$

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG CONDO	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	2017	2017	3	98	1,960
2	0855	CONC PAVER	0	100	0	0	1,206.00	SF	7.00	7.00	100	2017	2017	3	97	8,189
3	0855	CONC PAVER	0	100	0	0	80.00	SF	10.00	10.00	100	2017	2017	3	97	776

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

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