

LOT 101
OCEAN BREEZE AT AMELIA
REPLAT OR 2577/1062

JENNIFER HALL PAYNE SPITZNAGEL 2006 TRUST/NOWELL D
96119 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0101-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,572	100	1,572	269,704
FGR	698	55	384	65,882
FOP	126	30	38	6,519
FOP	156	30	47	8,064
FOP	160	30	48	8,235
FUS	974	100	974	167,106
STR	72	10	7	1,201

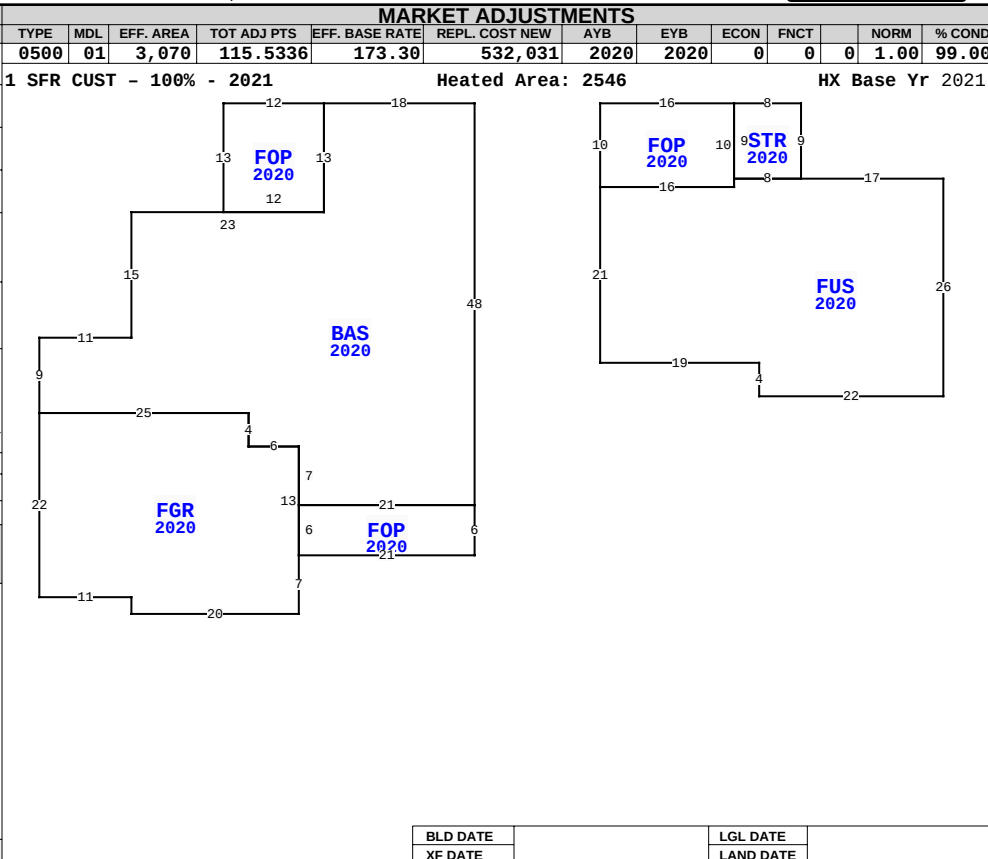
TOTALS	3,758		3,070	526,711
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EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0 100	0	0	480.00	SF	10.00	10.00	100	2020	2020	3	99	4,752	
3	0855	CONC PAVER	0 100	0	0	42.00	SF	10.00	10.00	100	2020	2020	3	99	416	
4	0861	POOL GUNIT	0 100	0	0	393.00	SF	85.00	85.00	100	2024	2023		100	33,405	
5	0830	FLAGSTONE	0 100	0	0	377.00	SF	12.00	12.00	100	2024	2023		100	4,524	
6	0462	ST/AL FNC	0 100	0	0	504.00	SF	10.00	10.00	100	2024	2023		100	5,040	
7	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

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							



96119 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 54,202

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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				526,711	
TOTAL MARKET OB/XF VALUE				54,202	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				880,913	
SOH/AGL Deduction				431,348	
ASSESSED VALUE				449,565	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				399,565	
TOTAL JUST VALUE				880,913	
NCON VALUE				45,569	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				811,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017845	SWIM POOL	78,000	12/05/2022
B1812409	NEW CONSTR	239,395	12/20/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2246/1401	12/21/2018	WD	Q	I	01
					125,000
GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: JENNIFER HALL PAYNE					
1992/1048	7/09/2015	SW	U	V	37
GRANTOR: OCEAN BREEZE OF AMELI					
GRANTEE: ADVANTAGE HOME BUIL					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FOP=[YR=2020] W12 S13 E12 N13\$ S13 W23 S15 W11 S9 FGR=[YR=2020] S22 E11 S2 E20 N7 FOP=[YR=2020] E21 N6 W21 S6\$ N13 W6 N4 W25\$ E25 S4 E6 S7 E21 N48\$ PTR=E15 FOP=[YR=2020] E16 STR=[YR=2020] E8 S9 FUS=[YR=2020] E17 S26 W22 N4 W19 N21 E16 N1 E8\$ W8 N9\$ S10 W16 N10\$ W15\$.