

LOT 102
IN OR 2013/978
OCEAN BREEZE AT AMELIA PB 8/91

WEIHSMANN PETER R & NANCY KAY
96109 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0102-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,512	100	2,512	407,342
FGR	646	55	355	57,566
FOP	65	30	20	3,243
FOP	255	30	76	12,324
TOTALS	3,478		2,963	480,476

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,484.00	SF	7.00	7.00	100	2015
2	0855	CONC PAVER	0 100	0	0	35.00	SF	7.00	7.00	100	2015
3	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00	100	2020
4	0857	SANDSTONE/	0 100	0	0	751.00	SF	16.00	16.00	100	2020
5	0462	ST/AL FNC	0 100	0	0	360.00	SF	10.00	10.00	100	2020
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,963	112.0245	168.04	497,903	2015	2015	0	0	3.50	96.50
1 SFR CUST - 100% - 2016											
Heated Area: 2512											
HX Base Yr 2016											
96109 OCEAN BREEZE DR, FERNANDINA BEACH											

TOTAL OB/XF											
56,397											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		480,476	
TOTAL MARKET OB/XF VALUE		56,397	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		836,873	
SOH/AGL Deduction		367,121	
ASSESSED VALUE		469,752	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		419,752	
TOTAL JUST VALUE		836,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		816,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003191	SWIM POOL	55,000	06/01/2020
B1530696	NEW CONSTR	318,028	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2013/0978	11/09/2015	WD	Q	I	02
GRANTOR: D S WARE HOMES LLC					
GRANTEE: WEIHSMANN PETER RIC					
1971/1718	3/31/2015	QC	U	V	11
GRANTOR: OCEAN BREEZE OF AMELI					
GRANTEE: D S WARE HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W17 FOP=[YR=2015] W17 S15 E17 N15\$ S15 W17 N15 W16 S69 E13 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E9 S1 E19 N24 W9 S2 W20 S21 E1 \$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E20 N2 E9 N46\$.											