LOT 105
OCEAN BREEZE AT AMELIA PB 8/91

JIMENEZ OCTAVIO MARTINEZ
96095 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0105-0000

BUILDING CHARACTERISTICS

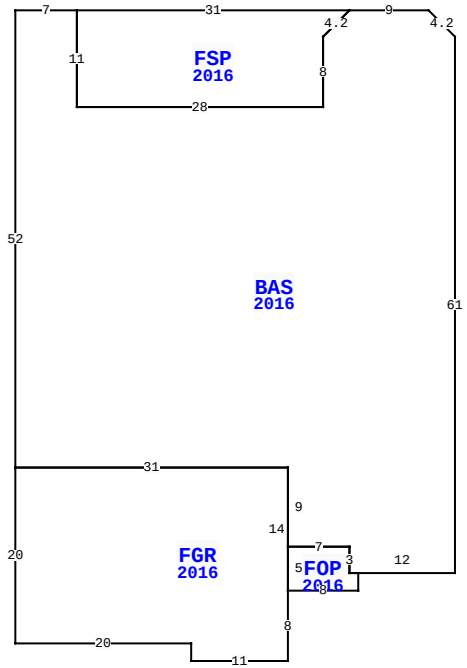
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,490	100	2,490	441,115
FGR	642	55	353	62,536
FOP	37	30	11	1,948
FSP	313	40	125	22,145
TOTALS	3,482		2,979	527,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,979	122.3880	183.58	546,885	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 2490 HX Base Yr 2018



96095 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		527,744
TOTAL MARKET OB/XF VALUE		22,515
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		850,259
SOH/AGL Deduction		343,831
ASSESSED VALUE		506,428
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		456,428
TOTAL JUST VALUE		850,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		826,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531126	CO ISSUED	0	04/14/2016
B1531126	NEW CONSTR	316,851	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/1147	12/20/2021	QC	U	I	11	100
GRANTOR: MARTINEZ REBEKAH						
GRANTEE: JIMENEZ ACTAVIO MAR						
2044/0006	5/02/2016	WD	Q	I	01	483,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JIMENEZ OCTAVIO MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W9 FSP=[YR=2016] W31 S11 E28 N8 U3 R3 $ D3 L3 S8 W28 N11 W7 S52 FGR=[YR=2016] S20 E20 S2 E11 N8 FOP=[YR=2016] E8 N2 W1 N3 W7 S5$ N14 W31$ E31 S9 E7 S3 E12 N61$.

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	884.00	SF	10.00	10.00	100	2016	2016	3	96	8,486	
2	0855	CONC PAVER	0	100	0	0	54.00	SF	10.00	10.00	100	2016	2016	3	96	518	
3	0462	ST/AL FNC	0	100	0	0	1,080.00	SF	10.00	10.00	100	2016	2016	3	81	8,748	
4	0855	CONC PAVER	0	100	0	0	486.00	SF	10.00	10.00	100	2019	2019	3	98	4,763	

LAND DESCRIPTION

TOTAL OB/XF 22,515

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