

LOT 106
IN OR 2196/584
OCEAN BREEZE AT AMELIA PB 8/91

ELTON WILLIAM JAMES
96029 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0106-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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	2,619	100	2,619	445,539
FGR	590	55	324	55,118
FOP	188	30	56	9,527
FOP	204	30	61	10,377
PTO	480	5	24	4,083

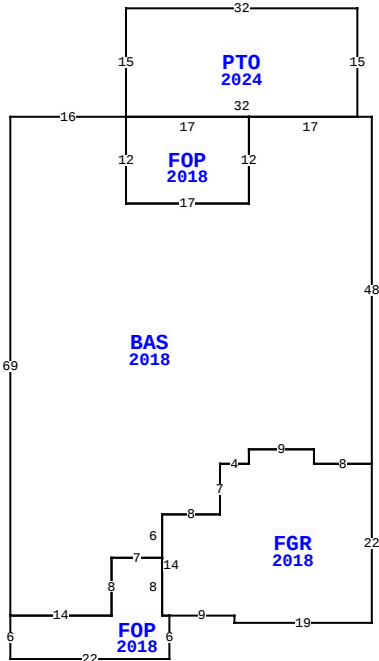
TOTALS	4,081		3,084	524,645
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	1,252.00	SF	7.00
3	0476	VF 6 SBPL	0	100	0	0	63.00	LF	32.00

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

REVIEW DATE	03/14/2024	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,084	115.7268	173.59	535,352	2018	2018	0	0
1 SFR CUST - 100% - 2019					Heated Area: 2619		HX Base Yr 2019		



96029 SEA BREEZE WAY, FERNANDINA BEACH									
TOTAL OB/XF 12,356									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					524,645				
TOTAL MARKET OB/XF VALUE					12,356				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					837,001				
SOH/AGL Deduction					327,364				
ASSESSED VALUE					509,637				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					459,637				
TOTAL JUST VALUE					837,001				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					809,540				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011461	NEW CONSTR	335,846	12/27/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2196/0584	5/11/2018	WD	Q	I	02	544,300	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: ELTON WILLIAM JAMES							
1971/1697	3/31/2015	SW	Q	V	05	325,000	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=0,0] W17 S12 W17 N12 W16 S69 E14 N8 E7 N6 E8 N7 E4 N2 E9 S2 E8 N48 \$									
FGR=[YR=2018;ORIG=-28,69] E9 S1 E19 N22 W8 N2 W9 S2 W4 S7 W8 S14 E1 \$									
FOP=[YR=2018;ORIG=-17,0] W17 S12 E17 N12 \$									
FOP=[YR=2018;ORIG=-50,69] S6 E22 N6 W1 N8 W7 S8 W14 \$									
PTO=[YR=2024;ORIG=-34,-15] E32 S15 W32 N15 \$									

Common:	300,000	PRINTED 08/06/2024 BY SYS
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