LOT 110
IN OR 2059/418
OCEAN BREEZE AT AMELIA PB 8/91

CROSS THOMAS LEE & PAMELA J
96013 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0110-0000

BUILDING CHARACTERISTICS

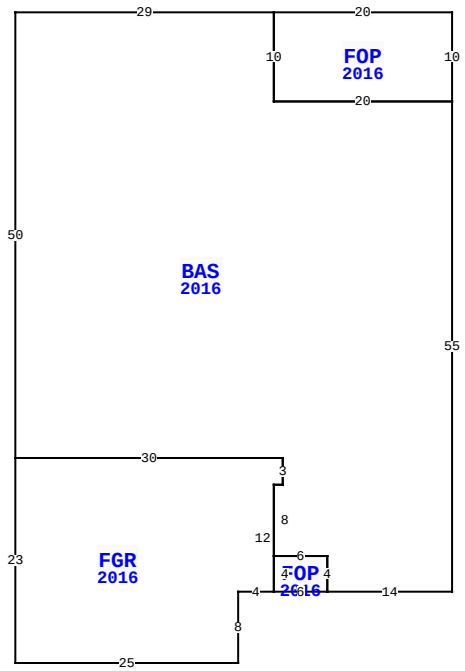
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,523	100	2,523	421,007
FGR	638	55	351	58,571
FOP	24	30	7	1,168
FOP	200	30	60	10,012
TOTALS	3,385		2,941	490,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,941	115.2816	172.92	508,558	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 2523 HX Base Yr 2017



96013 SEA BREEZE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		490,758
TOTAL MARKET OB/XF VALUE		10,412
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		801,170
SOH/AGL Deduction		330,879
ASSESSED VALUE		470,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		420,291
TOTAL JUST VALUE		801,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		779,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631704	CO ISSUED	0	07/13/2016
B1631704	NEW CONSTR	315,484	01/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2059/0418	7/15/2016	WD	Q	I	01	452,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CROSS THOMAS LEE &						
1996/1770	8/10/2015	SW	U	V	30	105,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W20 BAS=[YR=2016] W29 S50 FGR=[YR=2016] S23 E25 N8 E4 FOP=[YR=2016] E6 N4 W6 S4$ N12 E1 N3 W30$ E30 S3 W1 S8 E6 S4 E14 N55 W20 N10$ S10 E20 N10$.

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	688.00	SF	10.00	10.00	100	2016	2016	3	96	6,605	
2	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	100	2016	2016	3	96	720	
3	0855	CONC PAVER	0	100	0	0	315.00	SF	10.00	10.00	100	2019	2019	3	98	3,087	

LAND DESCRIPTION

TOTAL OB/XF 10,412

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