LOT 111
IN OR 2184/373
OCEAN BREEZE AT AMELIA-REPLAT

SPRATTO TIMOTHY B & BROOKE M
96235 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0741-0111-0000**

## BUILDING CHARACTERISTICS

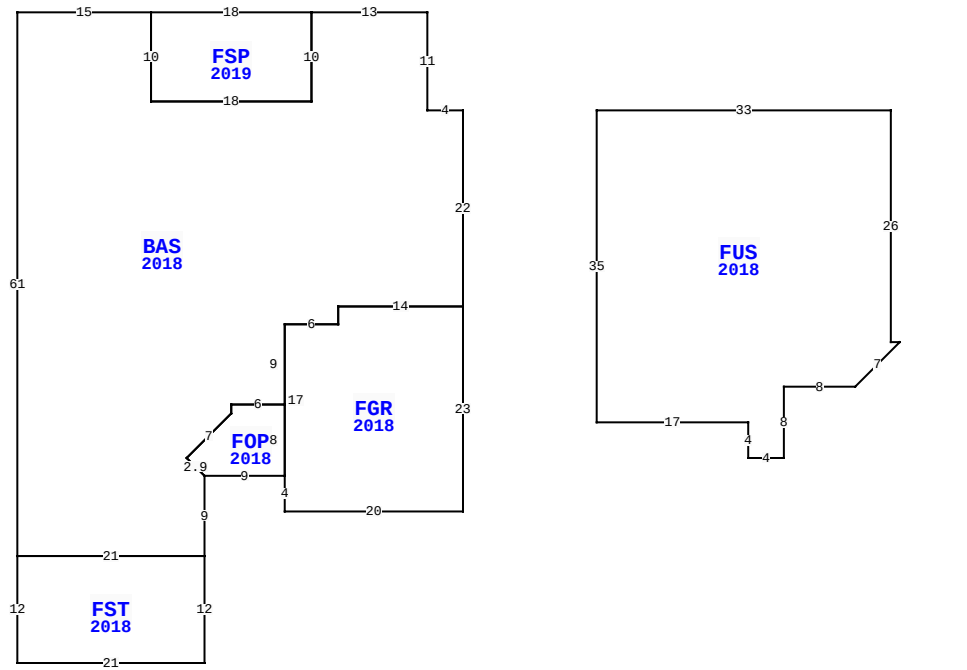
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,129 | 100 | 2,129 | 348,390 |
| FGR | 448 | 55 | 246 | 40,255 |
| FOP | 69 | 30 | 21 | 3,437 |
| FSP | 180 | 40 | 72 | 11,783 |
| FST | 252 | 55 | 139 | 22,746 |
| FUS | 1,116 | 100 | 1,116 | 182,623 |
| TOTALS | 4,194 | | 3,723 | 609,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,723 | 111.3210 | 166.98 | 621,667 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SFR CUST – 100% - 2019 Heated Area: 3245 HX Base Yr 2019




96235 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 | | 609,234 |
| TOTAL MARKET OB/XF VALUE | | 62,947 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 972,181 |
| SOH/AGL Deduction | | 350,999 |
| ASSESSED VALUE | | 621,182 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 571,182 |
| TOTAL JUST VALUE | | 972,181 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 946,414 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1904207 | SWIM POOL | 90,000 | 04/25/2019 |
| B1802635 | CO ISSUED | 0 | 03/13/2018 |
| B1707381 | NEW CONSTR | 405,374 | 08/15/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2184/0373 | 3/14/2018 | WD | Q | I | 01 | 603,100 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: SPRATTO TIMOTHY B & | | | | | | |
| 2138/1563 | 8/03/2017 | SW | U | V | 30 | 120,000 |
| GRANTOR: OCEAN BREEZE OF AMELI | | | | | | |
| GRANTEE: RIVERSIDE HOMES OF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W4 N11 W13 FSP=[YR=2019] W18 S10 E18 N10$ S10 W18 N10 W15 S61 FST=[YR=2018] S12 E21 N12 W21$ E21 N9 FOP=[YR=2018] E9 FGR=[YR=2018] S4 E20 N23 W14 S2 W6 S17$ N8 W6 S1 D5 L5 D2 R2 $ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22$ PTR= E15 FUS=[YR=2018] E33 S26 E1 D5 L5 W8 S8 W4 N4 W17 N35$ W15$.

## 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 | 1,004.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 6,817 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 108.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 733 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 1,032.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 90 | 9,288 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 467.00 | SF | 85.00 | 85.00 | 100 | 2019 | 2019 | 3 | 90 | 35,726 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 884.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 8,663 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2019 | 2019 | 3 | 86 | 1,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 62,947

| 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 10/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS