LOT 3
IN OR 2197/1495
OCEAN BREEZE AT AMELIA PB 8/91

PASKO JOSEPH GLENN & HEATHER
115 BLISS RD
NEWPORT, RI 02840

2025

00-00-30-0741-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

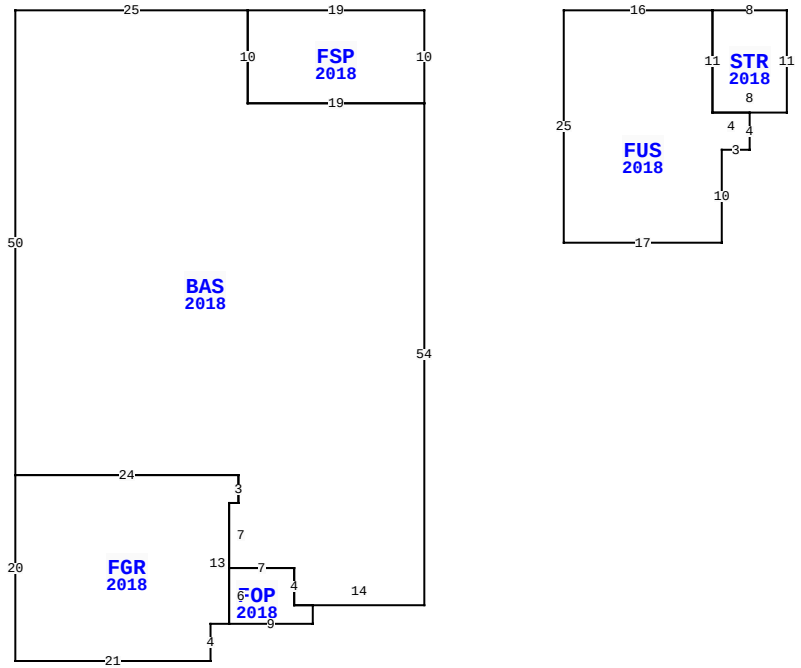
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,273	100	2018	2,273	401,837
FGR	455	55	2018	250	44,197
FOP	46	30	2018	14	2,475
FSP	190	40	2018	76	13,436
FUS	426	100	2018	426	75,311
STR	88	10	2018	9	1,591
TOTALS	3,478			3,048	538,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,048	114.7608	181.32	552,663	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 2699 HX Base Yr 2019



96252 OCEAN BREEZE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		538,846
TOTAL MARKET OB/XF VALUE		7,528
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		846,374
SOH/AGL Deduction		329,291
ASSESSED VALUE		517,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		466,361
TOTAL JUST VALUE		846,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		821,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015659	SWIM POOL	7,200	11/10/2021
1707926	NEW CONSTR	332,752	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/1495	5/17/2018	WD	Q	I	02	509,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PASKO JOSEPH GLENN						
2083/1674	11/15/2016	SW	U	V	30	241,500
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

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	592.00	SF	7.00	7.00	100	2018	2018	3	97	4,020	
2	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00	7.00	100	2018	2018	3	97	306	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2018	2018	3	92	2,650	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

BUILDING DIMENSIONS

FSP=[YR=2018] W19 BAS=[YR=2018] W25 S50 FGR=[YR=2018] S20 E21 N4 E2 FOP=[YR=2018] E9 N2 W2 N4 W7 S6$ N13 E1 N3 W24$ E24 S3 W1 S7 E7 S4 E14 N54 W19 N10$ S10 E19 N10$ PTR= E15 FUS=[YR=2018] E16 STR=[YR=2018] E8 S11 W8 N11$ S11 E4 S4 W3 S10 W17 N25$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,528

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	RES	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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS