

MEDICA GEORGE P & CINDI R SEBOLDT
96030 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

00-00-30-0741-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall		10	ABOVE AVG 80		0500	01	3,856	109.8090	173.50	669,016	2017	2017	0	0	3.10	96.90	VALUATION BY		STANDARD																					
Exterior Wall		14	WD SHINGLE 20		1 SFR CUST - 100% - 2018												Heated Area: 3511												HX Base Yr 2018											
Roof Structur		08	IRREGULAR 100														BUILDING MARKET VALUE												648,277											
Roof Cover		03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE												11,394											
Interior Wall		05	DRYWALL 100														TOTAL LAND VALUE - MARKET												300,000											
Interior Floop		12	HARDWOOD 100														TOTAL MARKET VALUE												959,671											
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												385,419											
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE												574,252											
Bedrooms			5 100														TOTAL EXEMPTION VALUE												HX HB 50,722											
Bathrooms			4 100														BASE TAXABLE VALUE												523,530											
Frame		02	WOOD FRAME 100														TOTAL JUST VALUE												959,671											
Stories		2.	2. 100														NCON VALUE												0											
Units		00	0 100		INCOME VALUE																																			
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE												930,123																							
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	2,396	100	2017	2,396	402,819																																			
FGR	448	55	2017	246	41,358																																			
FOP	69	30	2017	21	3,531																																			
FSP	180	40	2017	72	12,105																																			
FUS	1,115	100	2017	1,115	187,456																																			
STR	56	10	2017	6	1,009																																			
TOTALS		4,264			3,856	648,277																																		
EXTRA FEATURES					96030 OCEAN BREEZE WAY, FERNANDINA BEACH															BLD DATE					LGL DATE															
																				XF DATE					LAND DATE															
																				INC DATE					AG DATE															
L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940																									
2	0855	CONC PAVER	0 100	0	0	896.00	SF	7.00	7.00	100	2017	2017	3	96	6,021																									
3	0855	CONC PAVER	0 100	0	0	52.00	SF	7.00	7.00	100	2017	2017	3	96	349																									
4	0855	CONC PAVER	0 100	0	0	459.00	SF	7.00	7.00	100	2017	2017	3	96	3,084																									
LAND DESCRIPTION										TOTAL OB/XF										11,394																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																						