LOT 9
IN OR 2097/53
OCEAN BREEZE AT AMELIA PB 8/91

HEATH ROBERT B & NANNETTE B
96026 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0009-0000

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 50
Interior Floo	14	CARPET 50
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

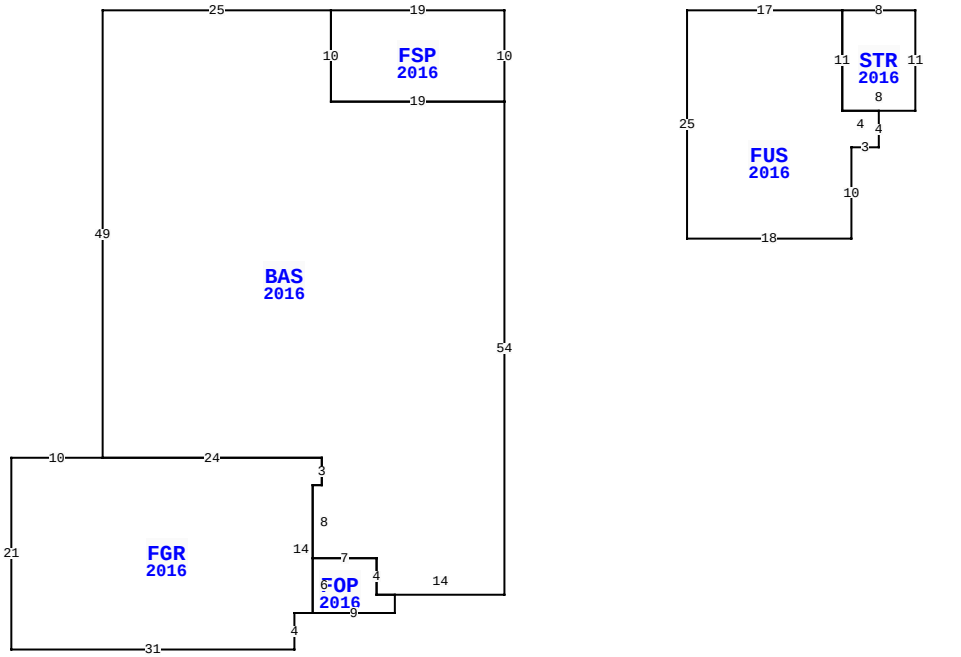
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2016	2,250	389,392
FGR	688	55	2016	378	65,418
FOP	46	30	2016	14	2,423
FSP	190	40	2016	76	13,153
FUS	451	100	2016	451	78,051
STR	88	10	2016	9	1,558
TOTALS	3,713			3,178	549,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,178	113.5050	179.34	569,943	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 2701 HX Base Yr 2017



96026 OCEAN BREEZE WAY, 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		549,995
TOTAL MARKET OB/XF VALUE		19,599
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		869,594
SOH/AGL Deduction		373,680
ASSESSED VALUE		495,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		445,192
TOTAL JUST VALUE		869,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632327	CO ISSUED	0	12/02/2016
B1632327	NEW CONSTR	339,676	05/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/0053	12/02/2016	WD	U	I	11	100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: HEATH ROBERT B & NA						
2087/0045	12/02/2016	WD	Q	I	01	501,600
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: HEATH ROBERT B & NA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W19 BAS=[YR=2016] W25 S49 FGR=[YR=2016] W10 S21 E31 N4 E2 FOP=[YR=2016] E9 N2 W2 N4 W7 S6$ N14 E1 N3 W24$ E24 S3 W1 S8 E7 S4 E14 N54 W19 N10$ S10 E19 N10$ PTR=E20 FUS=[YR=2016] E17 STR=[YR=2016] E8 S11 W8 N11$ S11 E4 S4 W3 S10 W18 N25$ W20$.

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	1,104.00	SF	10.00	10.00	100	2016	2016	3	95	10,488	
2	0855	CONC PAVER	0	100	0	0	887.00	SF	10.00	10.00	100	2016	2016	3	95	8,427	
3	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2016	2016	3	95	684	

LAND DESCRIPTION

TOTAL OB/XF 19,599

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS