

LOT 10
IN OR 2087/847
OCEAN BREEZE AT AMELIA PB 8/91

HENDERSON EMILIE M & GRAYSON
96022 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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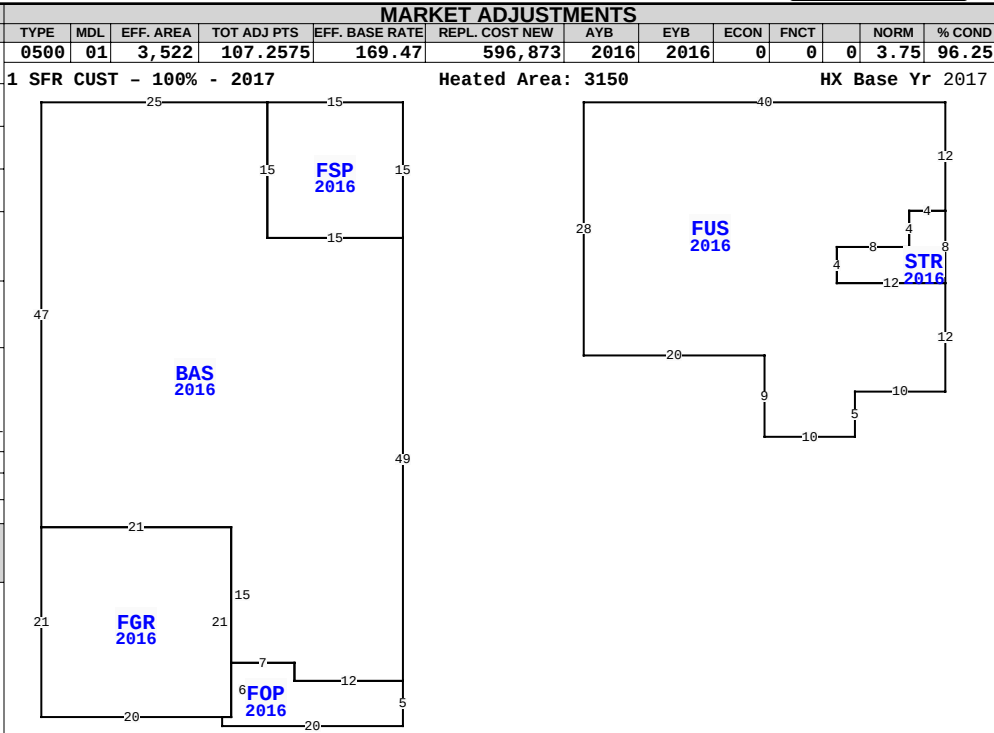
NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2016	1,964	320,358
FGR	441	55	2016	243	39,637
FOP	110	30	2016	33	5,383
FSP	225	40	2016	90	14,680
FUS	1,186	100	2016	1,186	193,454
STR	64	10	2016	6	979

TOTALS	3,990			3,522	574,490
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		840.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		33.00	SF 10.00
3	0855	CONC PAVER	0	100	0	0		540.00	SF 10.00
4	0476	VF 6 SBPL	0	100	0	0		228.00	LF 32.00
5	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



96022 OCEAN BREEZE WAY, FERNANDINA BEACH
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96022 OCEAN BREEZE WAY FERNANDINA BEACH FL 32114										AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
840.00	SF	10.00	10.00	100	2016	2016	3	95	7,980		
33.00	SF	10.00	10.00	100	2016	2016	3	95	314		
540.00	SF	10.00	10.00	100	2016	2016	3	95	5,130		
228.00	LF	32.00	32.00	100	2016	2016	3	89	6,493		
2.00	UT	300.00	300.00	100	2016	2016	3	89	534		

TOTAL OB/XF										20,451		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE	UNIT	VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					574,490				
TOTAL MARKET OB/XF VALUE					20,451				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					894,941				
SOH/AGL Deduction					381,838				
ASSESSED VALUE					513,103				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					462,381				
TOTAL JUST VALUE					894,941				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					868,910				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP158500	CO ISSUED	0	01/27/2017
B1632576	NEW CONSTR	377,566	06/28/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2087/0847	12/05/2016	WD	Q	I	01	506,800
GRANTOR:D S WARE HOMES LLC						
GRANTEE:HENDERSON EMILIE M						
2025/0156	1/22/2016	SW	Q	V	05	553,800
GRANTOR:OCEAN BREEZE OF AMELI						
GRANTEE:DS WARE HOMES LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2016] W15 BAS=[YR=2016] W25 S47 FGR=[YR=2016] S21 E20 FOP=[YR=2016] S1 E20 N5 W12 N2 W7 S6 W1\$ E1 N21 W21 \$ E21 S15 E7 S2 E12 N49 W15 N15\$ S15 E15 N15\$ PTR=E20 FUS=[YR=2016] E40 S12 STR=[YR=2016] S8 W12 N4 E8 N4 E4\$ W4 S4 W8 S4 E12 S12 W10 S5 W10 N9 W20 N28\$ W20 \$.									