LOT 11
OCEAN BREEZE AT AMELIA PB 8/91

WINSTON LARAINE
96018 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

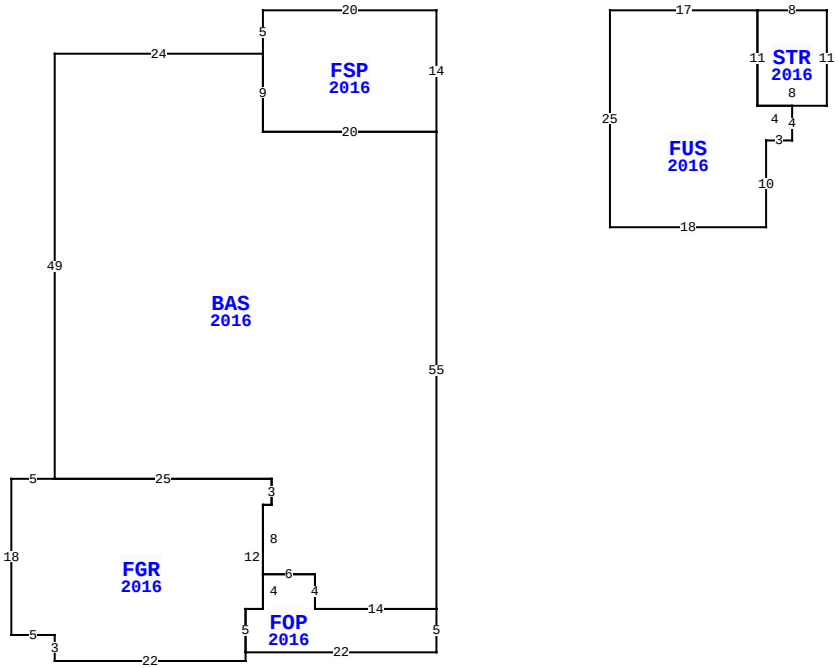
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,249	100	2016	2,249	398,161
FGR	585	55	2016	322	57,006
FOP	134	30	2016	40	7,081
FSP	280	40	2016	112	19,829
FUS	451	100	2016	451	79,844
STR	88	10	2016	9	1,593
TOTALS	3,787			3,183	563,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,183	116.1132	183.46	583,953	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 2700 HX Base Yr 2017



96018 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		563,515
TOTAL MARKET OB/XF VALUE		22,017
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		885,532
SOH/AGL Deduction		357,546
ASSESSED VALUE		527,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		477,264
TOTAL JUST VALUE		885,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		859,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631991	CO ISSUED	0	10/17/2016
B1631991	NEW CONSTR	339,312	03/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/1576	2/27/2025	WD	Q	I	01	1,150,000
GRANTOR: WILLISON ROBERT E & J						
GRANTEE: WINSTON LARAINE						
2077/0873	10/11/2016	WD	Q	I	01	532,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WILLISTON ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W20 S5 BAS=[YR=2016] W24 S49 FGR=[YR=2016] W5 S18 E5 S3 E22 N1 FOP=[YR=2016] E22 N5 W14 N4 W6 S4 W2 S5$ N5 E2 N12 E1 N3 W25$ E25 S3 W1 S8 E6 S4 E14 N55 W20 N9$ S9 E20 N14$ 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	1,039.00	SF	10.00	10.00	100	2016	2016	3	95	9,871	
2	0855	CONC PAVER	0	100	0	0	30.00	SF	10.00	10.00	100	2016	2016	3	95	285	
3	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2016	2016	3	89	4,842	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0855	CONC PAVER	0	100	0	0	682.00	SF	10.00	10.00	100	2021	2021	3	99	6,752	

LAND DESCRIPTION

TOTAL OB/XF 22,017

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