LOT 12
OCEAN BREEZE AT AMELIA PB 8/91

HOFFMAN LYNN DOUGLAS & KALISTA ANN
1525 FIELD STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

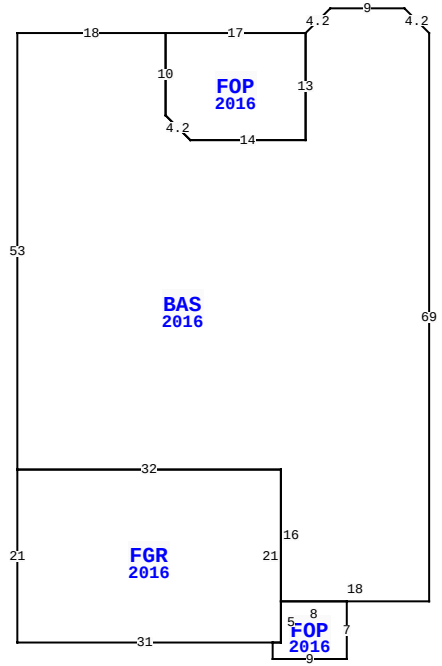
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,758	100	2016	2,758	478,532
FGR	672	55	2016	370	64,198
FOP	58	30	2016	17	2,950
FOP	217	30	2016	65	11,278
TOTALS	3,705			3,210	556,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,210	113.7948	179.80	577,158	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 2758 HX Base Yr 2017



96014 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		556,957
TOTAL MARKET OB/XF VALUE		76,979
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		933,936
SOH/AGL Deduction		356,265
ASSESSED VALUE		577,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		526,949
TOTAL JUST VALUE		933,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		910,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801119	SWIM POOL	55,000	02/01/2018
B1632021	CO ISSUED	0	10/05/2016
B1632021	NEW CONSTR	345,628	04/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2766/1549	1/30/2025	WD	Q	I	02	1,135,000
GRANTOR: HANNAH THOMAS F &						
GRANTEE: HOFFMAN LYNN DOUGLA						
2077/0854	10/11/2016	WD	Q	I	01	501,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: HANNAH THOMAS F & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W9 D3 L3 FOP=[YR=2016] W17 S10 D3 R3 E14 N13 $ S13 W14 U3 L3 N10 W18 S53 FGR=[YR=2016] S21 E31 FOP=[YR=2016] S2 E9 N7 W8 S5 W1$ E1 N21 W32$ E32 S16 E18 N69$.

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	1,336.00	SF	10.00	10.00	100	2016	2016	3	95	12,692	
2	0476	VF 6 SBPL	0	100	0	0	303.00	LF	32.00	32.00	100	2016	2016	3	89	8,629	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0912	SCRN RM G	0	100	0	0	912.00	SF	20.00	20.00	100	2018	2018	3	78	14,227	
5	0861	POOL GUNIT	0	100	0	0	526.00	SF	85.00	85.00	100	2018	2018	3	84	37,556	
6	0855	CONC PAVER	0	100	0	0	372.00	SF	10.00	10.00	100	2018	2018	3	97	3,608	

LAND DESCRIPTION

TOTAL OB/XF 76,979

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