LOT 13
OCEAN BREEZE AT AMELIA PB 8/91

LOVE LINDA B L/E/
96010 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

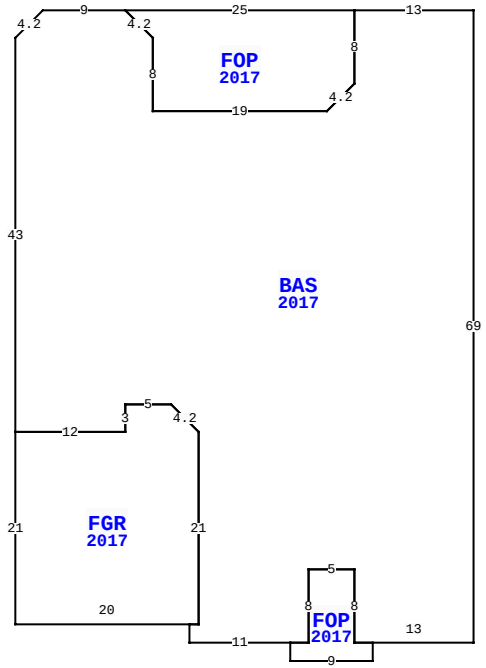
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,686	100	2017	2,686	481,728
FGR	440	55	2017	242	43,403
FOP	58	30	2017	17	3,049
FOP	242	30	2017	73	13,092
TOTALS	3,426			3,018	541,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,018	117.0792	184.99	558,300	2017	2017	0	0	0	3.05	96.95

1 SFR CUST – 100% - 2018 Heated Area: 2686 HX Base Yr 2018



96010 OCEAN BREEZE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		541,272
TOTAL MARKET OB/XF VALUE		13,510
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		854,782
SOH/AGL Deduction		350,456
ASSESSED VALUE		504,326
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		448,604
TOTAL JUST VALUE		854,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		830,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709681	CO ISSUED	0	11/01/2017
17001248	NEW CONSTR	329,411	02/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/0378	3/23/2021	LE	U	I	11	100
GRANTOR: LOVE LINDA B						
GRANTEE: LOVE CHARITY N						
2165/0014	12/14/2017	SW	Q	I	01	490,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: LOVE LINDA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W25 D3 R3 S8 E19 U3 R3 N8$ S8 D3 L3 W19 N8 U3 L3 W9 D3 L3 S43 FGR=[YR=2017] S21 E20 N21 U3 L3 W5 S3 W12$ E12 N3 E5 D3 R3 S21 W1 S2 E11 FOP=[YR=2017] S2 E9 N2 W2 N8 W5 S8 W2$ E2 N8 E5 S8 E13 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	872.00	SF	7.00	7.00	100	2017	2017	3	96	5,860	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	7.00	7.00	100	2017	2017	3	96	444	
3	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2017	2017	3	90	4,666	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
5	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 13,510

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS