

WELLS RANDOLPH R & PATRICIA M
96011 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

00-00-30-0741-0017-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16 WD FR STUC 100

Roof Structur

08 IRREGULAR 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 60

Interior Floo

12 HARDWOOD 40

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

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

2,521

100

2016

2,521

418,930

FGR

477

55

2016

262

43,538

FOP

34

30

2016

10

1,662

FOP

200

30

2016

60

9,971

PTO

220

5

2016

11

1,828

TOTALS

3,452

2,864

475,928

EXTRA FEATURES

L N

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

640.00

SF

10.00

10.00

100

2016

2016

3

95

6,080

2

0855

CONC PAVER

0 100

0

0

48.00

SF

10.00

10.00

100

2016

2016

3

95

456

3

0476

VF 6 SBPL

0 100

0

0

191.00

LF

32.00

32.00

100

2016

2016

3

89

5,440

4

0470

VNYL GATE

0 100

0

0

2.00

UT

300.00

300.00

100

2016

2016

3

89

534

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

10/01/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

300,000

Market:

0

Agricultural:

0

Common:

300,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

2,864

109.5570

173.10

495,758

2016

2016

0

0

0

4.00

96.00

1 SFR CUST - 100% - 2018

Heated Area: 2521

HX Base Yr 2018

VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

475,928

TOTAL MARKET OB/XF VALUE

12,510

TOTAL LAND VALUE - MARKET

300,000

TOTAL MARKET VALUE

788,438

SOH/AGL Deduction

348,404

ASSESSED VALUE

440,034

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

389,312

TOTAL JUST VALUE

788,438

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

766,843

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2093/0102

12/30/2016

WD

Q

I

01

480,100

GRANTOR:D S WARE HOMES LLC

GRANTEE:WELLS RANDOLPH R &

2036/0637

3/24/2016

SW

Q

V

01

120,800

GRANTOR:OCEAN BREEZE OF AMELI

GRANTEE:D S WARE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 PT0=[YR=2016] N11 W20 S11 FOP=[YR=2016] S10 E20 N10 W20\$ E20\$ S10 W20 S57 E14 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E2 S3 E21 N21 W21 S9 W4 S9 E2\$ W2 N2 W7 S2 W1\$ E1 N2 E7 N7 E4 N9 E21 N49\$.