

LOT 18
IN OR 2550/128
OCEAN BREEZE AT AMELIA PB 8/91

BRAUN SUZANNA A LIVING TRUST/BRAUN SUZANNA A TRUST
96015 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0018-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,544	100	2018	2,544	433,127
FGR	667	55	2018	367	62,484
FOP	50	30	2018	15	2,554
FSP	255	40	2018	102	17,366
PTO	170	5	2018	8	1,362
TOTALS	3,686			3,036	516,893

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	961.00	SF	7.00	7.00
2	0855	CONC PAVER	0	100	0	387.00	SF	7.00	7.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,036	111.0900	175.52	532,879	2018	2018	0	0	3.00	97.00
1 SFR CUST - 100% - 2019 Heated Area: 2544 HX Base Yr 2019											

96015 OCEAN BREEZE WAY, FERNANDINA BEACH									
TOTAL OB/XF 9,153									

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

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		516,893	
TOTAL MARKET OB/XF VALUE		9,153	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		826,046	
SOH/AGL Deduction		326,675	
ASSESSED VALUE		499,371	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		448,649	
TOTAL JUST VALUE		826,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		802,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801424	NEW CONSTR	332,702	02/09/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2550/0128	3/22/2022	SW	U	I	11
GRANTOR: BRAUN SUZANNA A					
GRANTEE: BRAUN SUZANNA A LIV					
2216/0227	7/31/2018	WD	Q	I	01
GRANTOR: D S WARE HOMES LLC					
GRANTEE: BRAUN SUZANNA					

BUILDING NOTES									
BAS=[YR=2018;ORIG=0,0] W17 S15 W17 N15 U3L3 W10 D3L3 S69 E13 E1 N7 E6 N14 E13 N2 E9 S2 E8 N48 \$									
FGR=[YR=2018;ORIG=-29,69] E10 S1 E19 N22 W8 N2 W9 S2 W13 S21 E1 \$									
FSP=[YR=2018;ORIG=-34,0] S15 E17 N15 W17 \$									
PTO=[YR=2018;ORIG=-17,0] N10 W17 S10 E17 \$									
FOP=[YR=2018;ORIG=-37,69] S1 E8 N1 W1 N7 W6 S7 W1 \$									