LOT 19
OCEAN BREEZE AT AMELIA PB 8/91

LAUTZ RICHARD & LUCINDA L/E/
96019 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

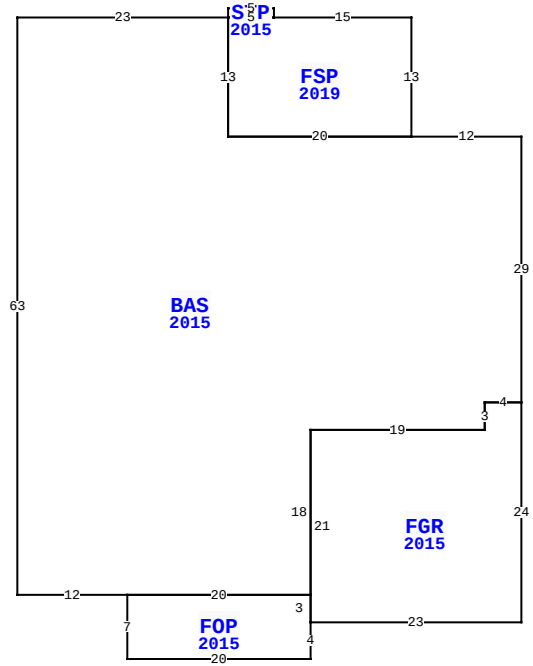
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,623	100	2015	2,623	476,572
FGR	495	55	2015	272	49,420
FOP	140	30	2015	42	7,631
FSP	260	40	2019	104	18,896
STP	5	10	2015	0	0
TOTALS	3,523			3,041	552,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,041	119.7840	189.26	575,540	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2024 Heated Area: 2623 HX Base Yr 2024



96019 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		552,518
TOTAL MARKET OB/XF VALUE		7,551
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		860,069
SOH/AGL Deduction		1,001
ASSESSED VALUE		859,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		808,346
TOTAL JUST VALUE		860,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530438	CO ISSUED	0	10/26/2016
B1530438	NEW CONSTR	321,716	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1397	5/29/2025	LE	U	I	11	100
GRANTOR: LAUTZ RICHARD & LUCIN						
GRANTEE: BROWN SUSAN G						
2624/1970	3/07/2023	WD	Q	I	01	943,000
GRANTOR: MORGAN BARBARA A & CH						
GRANTEE: LAUTZ RICHARD & LUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FSP=[YR=2019] N13 W15 STP=[YR=2015] N1 W5 S1 E5$ W5 S13 E20$ W20 N13 W23 S63 E12 FOP=[YR=2015] S7 E20 N4 FGR=[YR=2015] E23 N24 W4 S3 W19 S21$ N3 W20$ E20 N18 E19 N3 E4 N29$.

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	708.00	SF	7.00	7.00	100	2015	2015	3	95	4,708	
2	0855	CONC PAVER	0	100	0	0	92.00	SF	7.00	7.00	100	2015	2015	3	95	612	
3	0855	CONC PAVER	0	100	0	0	230.00	SF	10.00	10.00	100	2019	2019	3	97	2,231	

LAND DESCRIPTION

TOTAL OB/XF 7,551

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 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS