

LOT 21
IN OR 2103/1971
OCEAN BREEZE AT AMELIA PB 8/91

CROW MICHAEL L & LINDA L
96232 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0021-0000



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	11	CLAY TILE 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		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

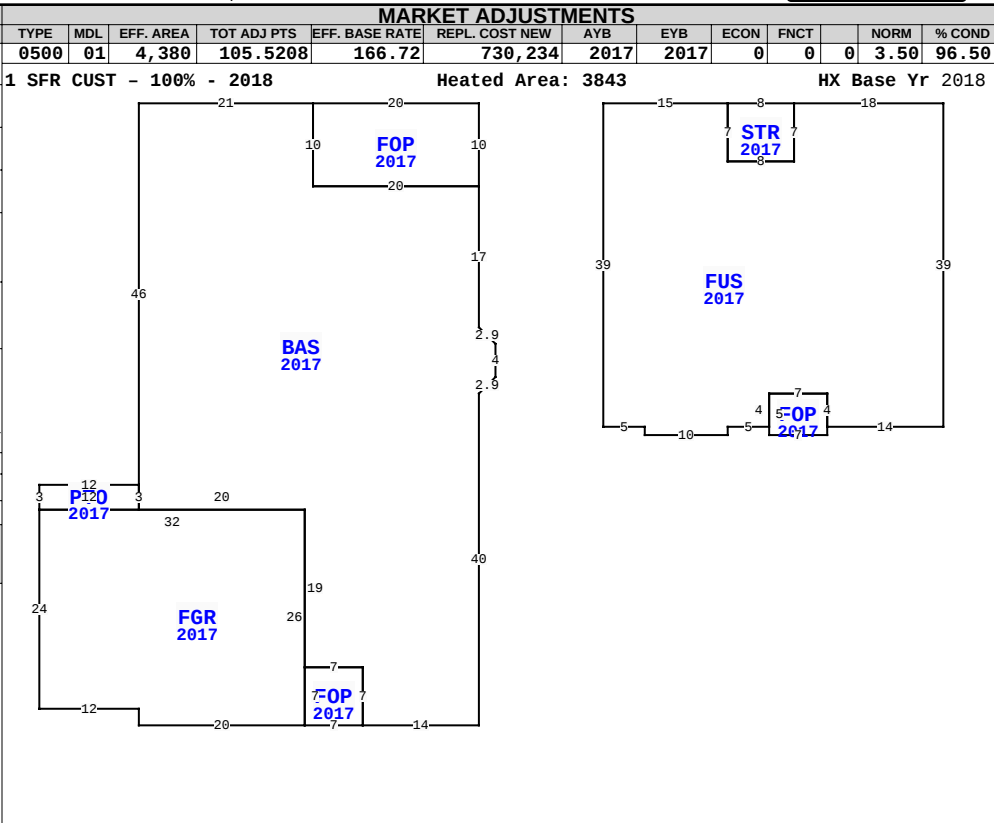
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2017	2,318	372,931
FGR	808	55	2017	444	71,433
FOP	35	30	2017	10	1,609
FOP	49	30	2017	15	2,413
FOP	200	30	2017	60	9,653
FUS	1,525	100	2017	1,525	245,349
PTO	36	5	2017	2	321
STR	56	10	2017	6	965

TOTALS	5,027			4,380	704,676
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,224.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	40.00	SF	7.00
3	0861	POOL GUNIT	0	100	0	0	503.00	SF	85.00
4	0911	SCRN RM A	0	100	0	0	902.00	SF	17.50
5	0855	CONC PAVER	0	100	0	0	399.00	SF	7.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

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



TOTAL OB/XF									
58,968									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,224.00	SF	7.00
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BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					704,676				
TOTAL MARKET OB/XF VALUE					58,968				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					1,063,644				
SOH/AGL Deduction					400,795				
ASSESSED VALUE					662,849				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					612,127				
TOTAL JUST VALUE					1,063,644				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,033,546				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP163270	CO ISSUED	0	01/31/2017
B1733668	SCRN ROOM	0	01/10/2017
B1633172	SWIM POOL	30,000	10/01/2016
B1632483	NEW CONSTR	476,065	06/10/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2103/1971	2/13/2017	WD	Q	I	01	580,000			
GRANTOR: ADVANTAGE HOME BUILDE									
GRANTEE: CROW MICHAEL L & LI									
2012/0862	10/22/2015	SW	Q	V	01	115,800			
GRANTOR: OCEAN BREEZE OF AMELI									
GRANTEE: ADVANTAGE HOME BUIL									

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2017] W20 BAS=[YR=2017] W21 S46 PTO=[YR=2017] W12 S3 FGR=[YR=2017] S24 E12 S2 E20 FOP=[YR=2017] E7 N7 W7 S7\$ N26 W32\$ E12 N3\$ S3 E20 S19 E7 S7 E14 N40 U2 R2 N4 U2 L2 N17 W20 N10\$ S10 E20 N10\$ PTR= E15 FUS=[YR=2017] E15 STR=[YR=2017] E8 S7 W8 N7\$ S7 E8 N7 E18 S39 W14 FOP=[YR=2017] S1 W7 N5 E7 S4\$ N4 W7 S4 W5 S1 W10 N1 W5 N39\$ W15\$.									