

FLICK ANDREW & KRISTINA
96228 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0022-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall Roof Structur08WD FR STUC 100 IRREGULAR 100
Roof Cover Interior Wall03COMP SHNGL 100 DRYWALL 100
Interior Floor11CLAY TILE 100
Air Condition03CENTRAL 100
Heating Type Bedrooms04AIR DUCTED 100 3 100
Bathrooms Bathrooms Frame Stories02WOOD FRAME 100 1. 100
Units Occupancy000 100 NONE 100

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0500013,176118.8180187.73596,230201620160004.0096.00

SFR CUST - 100% - 2017Heated Area: 2726HX Base Yr 2017

FOP BAS FGR FOP

TOTALS3,6643,176572,381

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD
Tax Group: 8Tax Dist:
BUILDING MARKET VALUE572,381
TOTAL MARKET OB/XF VALUE39,804
TOTAL LAND VALUE - MARKET300,000
TOTAL MARKET VALUE912,185
SOH/AGL Deduction485,433
ASSESSED VALUE426,752
TOTAL EXEMPTION VALUE HX HB50,722
BASE TAXABLE VALUE376,030
TOTAL JUST VALUE912,185
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE887,127

PERMIT NUMDESCRIPTIONAMTISSUED
B1531127CO ISSUED004/14/2016
B1531127NEW CONSTR345,47209/01/2015

SALES DATA
OFF RECORD TYPE Q U V I RSN SALE
Number INST CD PRICE
2041/00314/15/2016WDQI01509,900
GRANTOR:RIVERSIDE OF NORTH FL
GRANTEE:FLICK ANDREW & KRIS
1989/06586/30/2015SWUV30215,000
GRANTOR:OCEAN BREEZE OF AMELI
GRANTEE:RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] U3 L3 W9 D3 L3 FOP=[YR=2016] W17 S10 D3 R3 E14 N13 \$ S13 W14 U3 L3 N10 W18 S52 FGR=[YR=2016] S21 E31 FOP=[YR=2016] S1 E9 N6 W8 S5 W1\$ E1 N21 W32\$ E32 S17 E18 N69\$.

EXTRA FEATURES

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10855CONC PAVER010000896.00SF7.007.00100201620163955,958
20855CONC PAVER01000060.00SF7.007.0010020162016395399
30861POOL GUNIT010000361.00SF85.0085.001002017201738124,855
40855CONC PAVER010000895.00SF10.0010.00100201720173968,592

LAND DESCRIPTIONTOTAL OB/XF39,804
LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LNDS UNITSUNIT TYPED TDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CRESCENT RESIDENCIAL SINGLE-FAMILY DWELLING CAP 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 300,000.00 300,000.00 300,000

96228 OCEAN BREEZE DR, FERNANDINA BEACH, FL 32110

BD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE