LOT 23
OCEAN BREEZE AT AMELIA PB 8/91

CULLEN CAROL/PHENEGER BRUCE
96224 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0023-0000

BUILDING CHARACTERISTICS

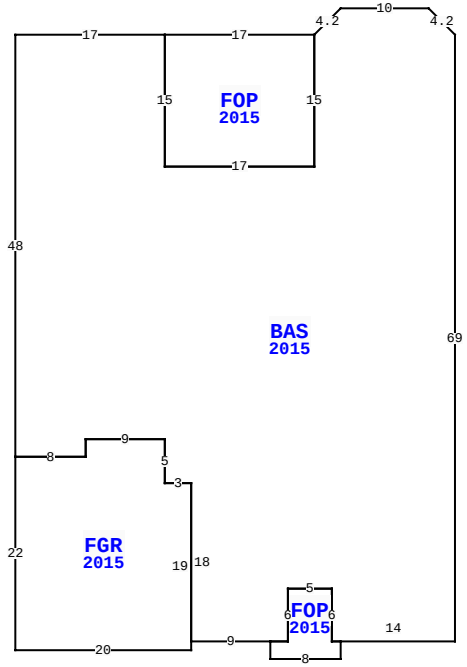
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,775	100	2015	2,775	463,378
FGR	449	55	2015	247	41,245
FOP	46	30	2015	14	2,338
FOP	255	30	2015	76	12,691
TOTALS	3,525			3,112	519,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,112	110.6070	174.76	543,853	2015	2015	0	0	0	4.45	95.55

1 SFR CUST – 100% - 2020 Heated Area: 2775 HX Base Yr 2020



96224 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		519,652
TOTAL MARKET OB/XF VALUE		14,456
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		834,108
SOH/AGL Deduction		326,749
ASSESSED VALUE		507,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		456,637
TOTAL JUST VALUE		834,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530316	CO ISSUED	0	07/31/2015
B1530316	NEW CONSTR	338,135	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2301/1594	8/23/2019	WD	Q	I	01	599,000
GRANTOR: KORMAN JONATHAN F & M						
GRANTEE: CULLEN CAROL & BRUS						
1996/1149	7/31/2015	WD	Q	I	02	446,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: KORMAN JONATHAN F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W10 D3 L3 FOP=[YR=2015] W17 S15 E17 N15$ S15 W17 N15 W17 S48 FGR=[YR=2015] S22 E20 N19 W3 N5 W9 S2 W8$ E8 N2 E9 S5 E3 S18 E9 FOP=[YR=2015] S2 E8 N2 W1 N6 W5 S6 W2$ E2 N6 E5 S6 E14 N69$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	880.00	SF	7.00	7.00	100	2015	2015	3	95	5,852	
3	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2015	2015	3	95	379	
4	0855	CONC PAVER	0	100	0	0	650.00	SF	10.00	10.00	100	2019	2019	3	97	6,305	

LAND DESCRIPTION

TOTAL OB/XF 14,456

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