LOT 25
OCEAN BREEZE AT AMELIA PB 8/91
& PT LOT 25 IN OR 2311/493

VAN PETTEN MICHAEL D & PATRICIA H
96216 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

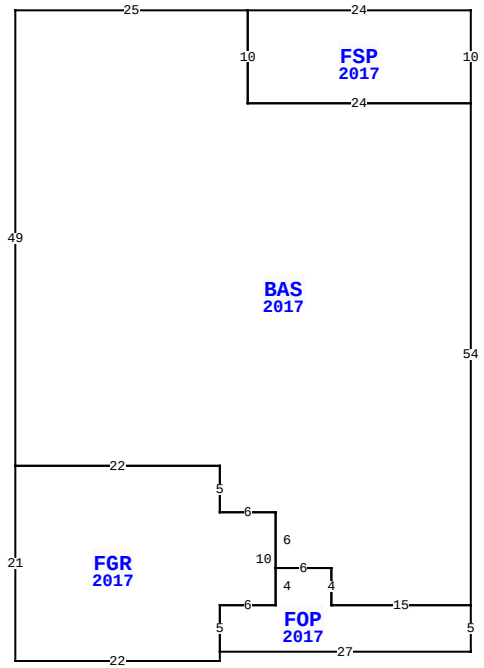
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,482	100	2017	2,482	424,618
FGR	522	55	2017	287	49,099
FOP	159	30	2017	48	8,212
FSP	240	40	2017	96	16,424
TOTALS	3,403			2,913	498,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,913	111.6297	176.37	513,766	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 2482 HX Base Yr 2018



96216 OCEAN BREEZE DR, 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		498,353
TOTAL MARKET OB/XF VALUE		5,201
TOTAL LAND VALUE - MARKET		304,125
TOTAL MARKET VALUE		807,679
SOH/AGL Deduction		419,911
ASSESSED VALUE		387,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,046
TOTAL JUST VALUE		807,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		784,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709034	CO ISSUED	0	10/13/2017
B1704278	NEW CONSTR	315,109	05/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0493	10/08/2019	SW	U	V	37	4,000
GRANTOR: KAPER JENNIFER						
GRANTEE: VAN PETTEN MICHAEL						
2153/0105	10/18/2017	WD	Q	I	01	492,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VAN PETTEN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-24,0] W25 S49 E22 S5 E6 S6 E6 S4 E15 N54 W24 N10 $
FGR=[YR=2017;ORIG=-49,49] S21 E22 N1 N5 E6 N10 W6 N5 W22 $
FSP=[YR=2017;ORIG=0,0] W24 S10 E24 N10 $
FOP=[YR=2017;ORIG=-27,69] E27 N5 W15 N4 W6 S4 W6 S5 $
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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	720.00	SF	7.00	7.00	100	2017	2017	3	96	4,838	
2	0855	CONC PAVER	0	100	0	0	54.00	SF	7.00	7.00	100	2017	2017	3	96	363	

LAND DESCRIPTION

TOTAL OB/XF 5,201

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							
2	000100	C	RES	100	0005	PUD	0.00	0.00	0.11	AC		1.00	1.00	0.50	75,000.00	37,500.00	4,125							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.11 Total Land Value: 304,125 Market: 0 Agricultural: 0 Common: 304,125 PRINTED 07/30/2025 BY SYS