

MCHUGH WILLIAM E JR & MARION H L/E/
96204 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0028-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		10	ABOVE AVG 100		0500	01	4,013	105.3360	166.43	667,884	2017	2017		0	0	3.00	97.00	VALUATION BY		STANDARD																			
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2018										Heated Area: 3610										HX Base Yr 2018														
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										647,847														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										17,224														
Interior Floor		12	HARDWOOD 60												TOTAL LAND VALUE - MARKET										305,250														
Interior Floor		14	CARPET 40												TOTAL MARKET VALUE										970,321														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										384,608														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										585,713														
Bedrooms			4 100												TOTAL EXEMPTION VALUE										VX HX HB 55,722														
Bathrooms			4.5 100												BASE TAXABLE VALUE										529,991														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										970,321														
Stories		1.5	1.5 100												NCON VALUE										0														
Units			0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										940,799																								
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	2,638	100	2017	2,638	425,871																																		
FGR	562	55	2017	309	49,884																																		
FOP	45	30	2017	14	2,260																																		
FOP	266	30	2017	80	12,915																																		
FUS	972	100	2017	972	156,917																																		
TOTALS		4,483			4,013	647,847																																	
EXTRA FEATURES					96204 OCEAN BREEZE DR, FERNANDINA BEACH															BLD DATE										LGL DATE									
																				XE DATE										LAND DATE									
																				NC DATE										AG DATE									
L N	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		2017	2017	3	97	1,940																							
2	0855	CONC PAVER	0	100	0	0		1,396.00	SF	7.00		2017	2017	3	96	9,381																							
3	0855	CONC PAVER	0	100	0	0		60.00	SF	7.00		2017	2017	3	96	403																							
4	0855	CONC PAVER	0	100	0	0		550.00	SF	10.00		2024	2023		100	5,500																							
LAND DESCRIPTION										TOTAL OB/XF										17,224																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.14	AC		1.00	1.00	0.50	75,000.00	37,500.00	5,250																						