

LOT 29
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2793/375

KAPER FAMILY REVOCABLE TRUST/KAPER JUSTIN M CO-TRU
96200 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

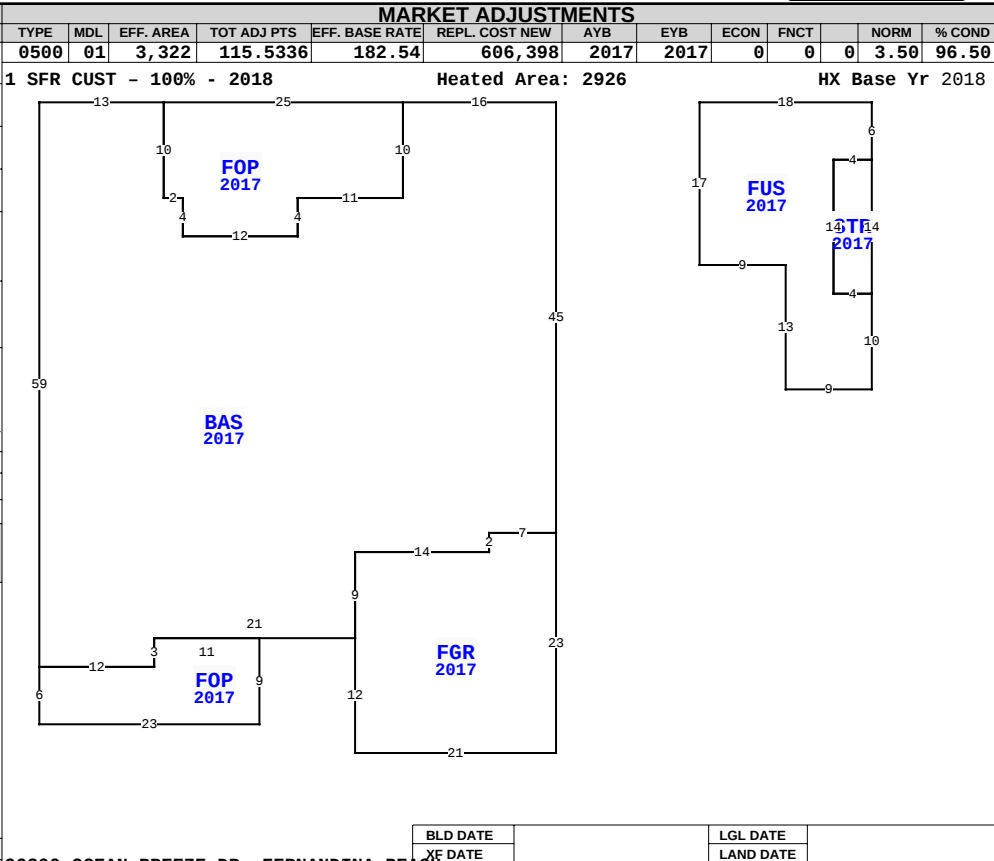
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,559	100	2017	2,559	450,771
FGR	455	55	2017	250	44,038
FOP	171	30	2017	51	8,984
FOP	298	30	2017	89	15,677
FUS	367	100	2017	367	64,647
STR	56	10	2017	6	1,057

TOTALS	3,906			3,322	585,174
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	648.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	69.00	SF	7.00	
3	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	
4	0911	SCRN RM A	0 100	0	0	736.00	SF	17.50	
5	0855	CONC PAVER	0 100	0	0	174.00	SF	10.00	
6	0855	CONC PAVER	0 100	0	0	222.00	SF	7.00	
7	0855	CONC PAVER	0 100	0	0	112.00	SF	7.00	

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
2	000100	C	RES	100	0005	PUD	0.00	0.00	0.09



TOTAL OB/XF									
55,377									

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55,377									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE									
585,174									
TOTAL MARKET OB/XF VALUE									
55,377									
TOTAL LAND VALUE - MARKET									
303,375									
TOTAL MARKET VALUE									
943,926									
SOH/AGL Deduction									
358,386									
ASSESSED VALUE									
585,540									
TOTAL EXEMPTION VALUE									
HX HB 50,722									
BASE TAXABLE VALUE									
534,818									
TOTAL JUST VALUE									
943,926									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
919,055									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711104	SCRNROOM	17,954	12/13/2017
B1708568	SWIM POOL	50,000	09/27/2017
B1632482	CO ISSUED	0	02/06/2017
B1632482	NEW CONSTR	360,920	06/10/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2793/375	6/05/2025	WD	U	I	11	100	
GRANTOR: KAPER JUSTIN M & JENN							
GRANTEE: KAPER FAMILY REVOCA							
2311/0590	10/08/2019	SW	U	V	30	4,100	
GRANTOR: KAPER JENNIFER							
GRANTEE: KAPER JUSTIN M & JE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W16 FOP=[YR=2017] W25 S10 E2 S4 E12 N4 E11 N10\$ S10 W11 S4 W12 N4 W2 N10 W13 S59 FOP=[YR=2017] S6 E23 N9 W11 S3 W12\$ E12 N3 E21 FGR=[YR=2017] S12 E21 N23 W7 S2 W14 S9\$ N9 E14 N2 E7 N45\$ PTR= E15 FUS=[YR=2017] E18 S6 STR=[YR=2017] S14 W4 N14 E4\$ W4 S14 E4 S10 W9 N13 W9 N17\$ W15\$.									