LOT 31
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2460/1563

FERNALD DE HENDRICKSON TRUST/HENDRICKSON AMES DAVI
P O BOX 15908
FERNANDINA BEACH, FL 32035

2025

00-00-30-0741-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

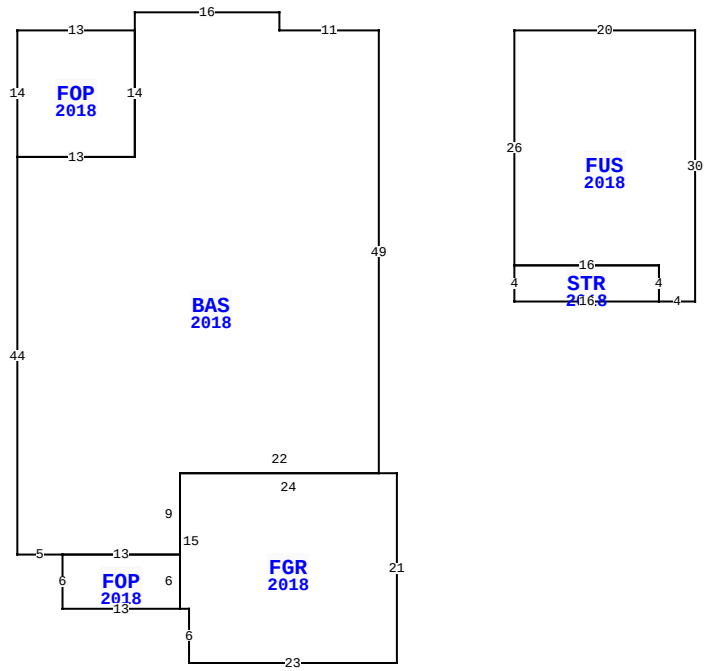
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,972	100	2018	1,972	364,006
FGR	498	55	2018	274	50,577
FOP	78	30	2018	23	4,245
FOP	182	30	2018	55	10,153
FUS	536	100	2018	536	98,939
STR	64	10	2018	6	1,108
TOTALS	3,330			2,866	529,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,866	119.8218	189.32	542,591	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2022 Heated Area: 2508 HX Base Yr 2022



96192 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		529,026
TOTAL MARKET OB/XF VALUE		6,720
TOTAL LAND VALUE - MARKET		307,500
TOTAL MARKET VALUE		843,246
SOH/AGL Deduction		212,386
ASSESSED VALUE		630,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		580,138
TOTAL JUST VALUE		843,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		819,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810877	CO ISSUED	0	10/29/2018
B1803682	NEW CONSTR	326,659	04/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/1563	5/03/2021	WD	Q	I	01	749,000
GRANTOR: MILES JAMES M & REBEC						
GRANTEE: FERNALD DE HENDRICK						
2311/0960	10/08/2019	SW	U	V	37	5,300
GRANTOR: KAPER JENNIFER						
GRANTEE: MILES JAMES M & REB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 N2 W16 S2 FOP=[YR=2018] W13 S14 E13 N14$ S14 W13 S44 E5 FOP=[YR=2018] S6 E13 FGR=[YR=2018] E1 S6 E23 N21 W24 S15$ N6 W13$ E13 N9 E22 N49$ PTR=E15 FUS=[YR=2018] E20 S30 W4 STR=[YR=2018] W16 N4 E16 S4$ N4 W16 N26$ W15$.

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	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	656.00	SF	7.00	7.00	100	2018	2018	3	97	4,454	
3	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00	7.00	100	2018	2018	3	97	306	

LAND DESCRIPTION

TOTAL OB/XF 6,720

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	0.10	AC		1.00	1.00	1.00	75,000.00	75,000.00	7,500							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.10 Total Land Value: 307,500 Market: 0 Agricultural: 0 Common: 307,500 PRINTED 07/30/2025 BY SYS