LOT 35
IN OR 2091/733
OCEAN BREEZE AT AMELIA PB 8/91

LUCAS JASON L/JONES JESSICA N
96176 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0035-0000

BUILDING CHARACTERISTICS

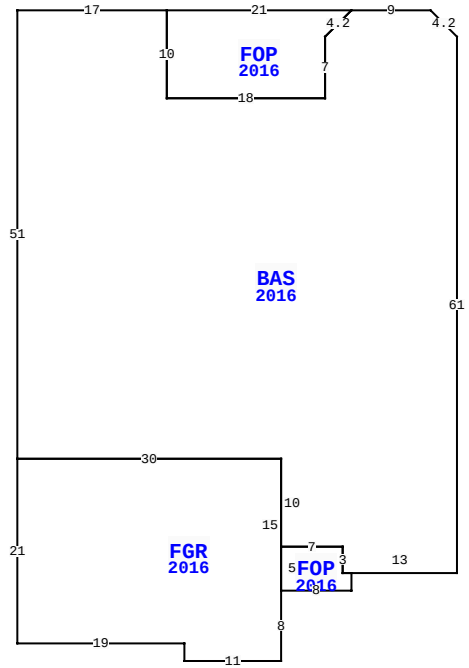
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,600	100	2016	2,600	447,633
FGR	652	55	2016	359	61,808
FOP	37	30	2016	11	1,894
FOP	185	30	2016	56	9,641
TOTALS	3,474			3,026	520,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,026	113.5050	179.34	542,683	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2018 Heated Area: 2600 HX Base Yr 2018



96176 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		520,976
TOTAL MARKET OB/XF VALUE		52,419
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		873,395
SOH/AGL Deduction		356,223
ASSESSED VALUE		517,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		466,450
TOTAL JUST VALUE		873,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		850,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632328	CO ISSUED	0	12/22/2016
B1632328	NEW CONSTR	327,396	05/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0733	12/22/2016	WD	Q	I	01	484,400
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: LUCAS JASON L & JON						
2037/0545	3/30/2016	SW	U	V	30	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W9 FOP=[YR=2016] W21 S10 E18 N7 U3 R3 $ D3 L3 S7 W18 N10 W17 S51 FGR=[YR=2016] S21 E19 S2 E11 N8 FOP=[YR=2016] E8 N2 W1 N3 W7 S5$ N15 W30$ E30 S10 E7 S3 E13 N61$.

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	1,079.00	SF	10.00	10.00	100	2016	2016	3	95	10,251	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2016	2016	3	95	456	
3	0476	VF 6 SBPL	0	100	0	0	157.00	LF	32.00	32.00	100	2016	2016	3	89	4,471	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0861	POOL GUNIT	0	100	0	0	365.00	SF	85.00	85.00	100	2018	2018	3	84	26,061	
6	0855	CONC PAVER	0	100	0	0	1,125.00	SF	10.00	10.00	100	2018	2018	3	97	10,913	

LAND DESCRIPTION

TOTAL OB/XF 52,419

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS