



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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	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
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NEIGHBORHOOD/LOC	2122.00
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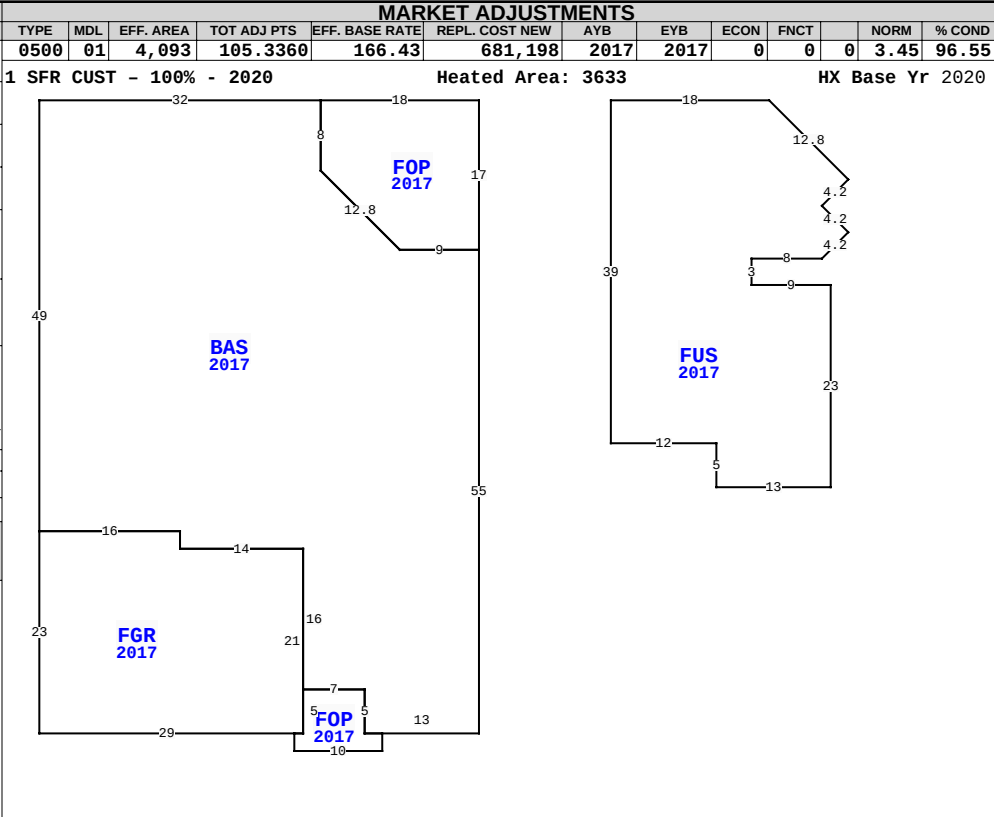
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2017	2,638	423,895
FGR	662	55	2017	364	58,491
FOP	55	30	2017	16	2,571
FOP	266	30	2017	80	12,855
FUS	995	100	2017	995	159,885
TOTALS	4,616			4,093	657,697

EXTRA FEATURES

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	2,000.00	100	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,112.00	SF	7.00	7.00	100	2017	2017	3	96	7,473	
3	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00	7.00	100	2017	2017	3	96	302	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96172 OCEAN BREEZE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	9,715
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NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		657,697
TOTAL MARKET OB/XF VALUE		9,715
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		967,412
SOH/AGL Deduction		447,456
ASSESSED VALUE		519,956
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		464,234
TOTAL JUST VALUE		967,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		937,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704666	CO ISSUED	0	05/25/2017
B1632626	NEW CONSTR	445,758	07/08/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2295/1507	8/05/2019	WD	Q	I	01	722,000

GRANTOR: SHEFFIELD GEORGE W SR
GRANTEE: DAVITO STEVEN PETER
2124/0868 5/26/2017 WD Q I 02 593,000
GRANTOR: D S WARE HOMES LLC
GRANTEE: SHEFFIELD GEORGE W

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W18 BAS=[YR=2017] W32 S49 FGR=[YR=2017] S23 E29
FOP=[YR=2017] S2 E10 N2 W2 N5 W7 S5 W1\$ E1 N21 W14 N2 W16\$
E16 S2 E14 S16 E7 S5 E13 N55 W9 U9 L9 N8\$ S8 D9 R9 E9
N17\$ PTR=E15 FUS=[YR=2017] E18 D9 R9 D3 L3 R3 D3 D3 L3
W8 S3 E9 S23 W13 N5 W12 N39\$ W15\$.