LOT 39
OCEAN BREEZE AT AMELIA PB 8/91

O'CONNOR TRUST/O'CONNOR KEVIN J CO-TRUSTEE
96160 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0039-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

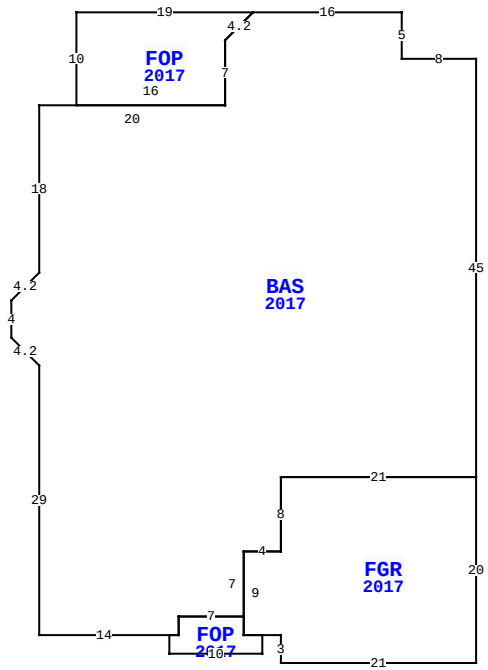
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,519	100	2017	2,519	435,532
FGR	456	55	2017	251	43,398
FOP	34	30	2017	10	1,729
FOP	165	30	2017	50	8,645
TOTALS	3,174			2,830	489,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,830	113.4000	179.17	507,051	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 2519 HX Base Yr 2018



96160 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		489,304
TOTAL MARKET OB/XF VALUE		45,925
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		835,229
SOH/AGL Deduction		333,493
ASSESSED VALUE		501,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		451,014
TOTAL JUST VALUE		835,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		814,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703126	SCRNROOM	28,332	04/11/2017
17001236	SWIM POOL	44,635	03/01/2017
B1633033	CO ISSUED	0	02/17/2017
B1633033	NEW CONSTR	309,923	09/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1396	4/22/2025	WD	U	I	11	100
GRANTOR: OCONNOR KEVIN J & JAN						
GRANTEE: O'CONNOR TRUST						
2101/1214	2/14/2017	WD	Q	I	02	456,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: OCONNOR KEVIN J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 N5 W16 FOP=[YR=2017] W19 S10 E16 N7 U3 R3 $ D3 L3 S7 W20 S18 D3 L3 S4 D3 R3 S29 E14 FOP=[YR=2017] S2 E10 N2 FGR=[YR=2017] E2 S3 E21 N20 W21 S8 W4 S9 E2$ W2 N2 W7 S2 W1$ E1 N2 E7 N7 E4 N8 E21 N45$.

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	735.00	SF	7.00	7.00	100	2017	2017	3	96	4,939	
2	0911	SCRN RM A	0	100	0	0	819.00	SF	17.50	17.50	100	2017	2017	3	74	10,606	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2017	2017	3	81	23,134	
4	0855	CONC PAVER	0	100	0	0	483.00	SF	10.00	10.00	100	2017	2017	3	96	4,637	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
6	0855	CONC PAVER	0	100	0	0	168.00	SF	7.00	7.00	100	2017	2017	3	96	1,129	

LAND DESCRIPTION

TOTAL OB/XF 45,925

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS