LOT 46
OCEAN BREEZE AT AMELIA PB 8/91

PEAHL ROBERT H L/E/
96132 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0741-0046-0000**

## BUILDING CHARACTERISTICS

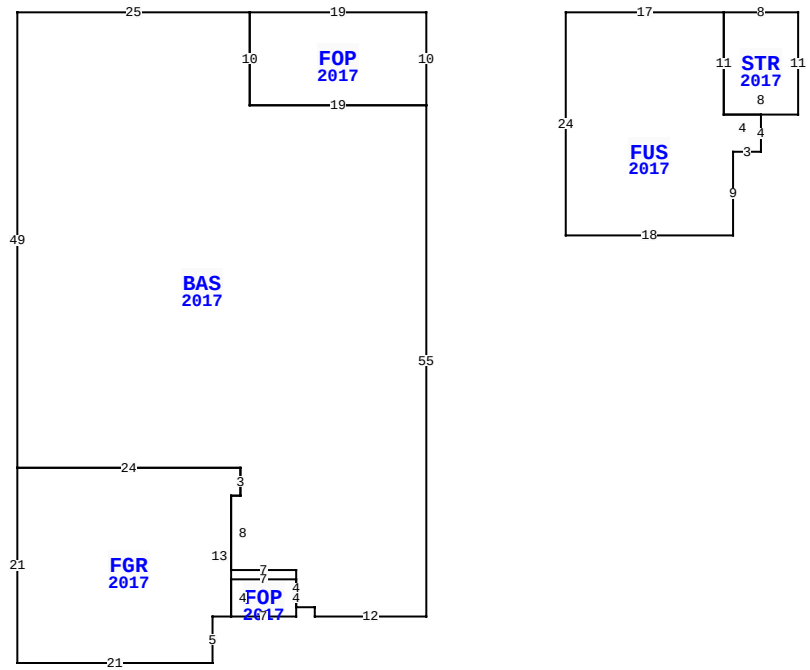
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 2,262 | 100 | 2017 | 2,262 | 400,134 |
| FGR | 476 | 55 | 2017 | 262 | 46,346 |
| FOP | 28 | 30 | 2017 | 8 | 1,415 |
| FOP | 190 | 30 | 2017 | 57 | 10,083 |
| FUS | 433 | 100 | 2017 | 433 | 76,595 |
| STR | 88 | 10 | 2017 | 9 | 1,592 |
| TOTALS | 3,477 | | | 3,031 | 536,167 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,031 | 116.0166 | 183.31 | 555,613 | 2017 | 2017 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SFR CUST – 100% - 2020 Heated Area: 2695 HX Base Yr 2020




96132 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 | | 536,167 |
| TOTAL MARKET OB/XF VALUE | | 3,461 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 839,628 |
| SOH/AGL Deduction | | 327,527 |
| ASSESSED VALUE | | 512,101 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 456,379 |
| TOTAL JUST VALUE | | 839,628 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 815,128 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1708535 | CO ISSUED | 0 | 09/27/2017 |
| B1702948 | NEW CONSTR | 335,400 | 04/05/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2620/0934 | 2/21/2023 | LE | U | I | 11 | 100 |
| GRANTOR: PEAHL ROBERT H | | | | | | |
| GRANTEE: BOB TRUST | | | | | | |
| 2301/1238 | 8/29/2019 | WD | Q | I | 01 | 565,000 |
| GRANTOR: KIRKMAN RUSSELL & LIN | | | | | | |
| GRANTEE: PEAHL ROBERT H & ME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2017] W19 BAS=[YR=2017] W25 S49 FGR=[YR=2017] S21 E21 N5 E2 FOP=[YR=2017] E7 N4 W7 S4 $ N13 E1 N3 W24$ E24 S3 W1 S8 E7 S4E2 S1 E12 N55 W19 N10$ S10 E19N10$ PTR= E15 FUS=[YR=2017] E17 STR=[YR=2017] E8 S11 W8 N11$ S11 E4 S4 W3 S9 W18 N24$ 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 464.00 | SF | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 96 | 3,118 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 51.00 | SF | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 96 | 343 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,461

| 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