LOT 48
IN OR 2021/334
OCEAN BREEZE AT AMELIA PB 8/91

MILLER DOUGLAS A & DENA M
96124 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0048-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
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

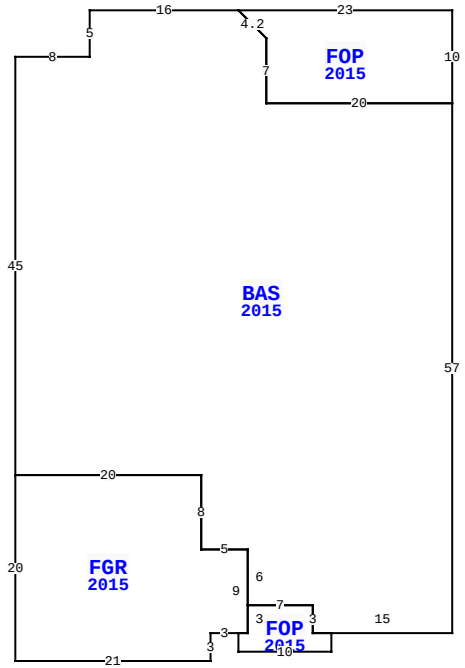
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,499	100	2015	2,499	427,597
FGR	448	55	2015	246	42,093
FOP	41	30	2015	12	2,053
FOP	205	30	2015	62	10,609
TOTALS	3,193			2,819	482,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,819	113.4000	179.17	505,080	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2016 Heated Area: 2499 HX Base Yr 2016



96124 OCEAN BREEZE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		482,351
TOTAL MARKET OB/XF VALUE		8,859
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		791,210
SOH/AGL Deduction		446,639
ASSESSED VALUE		344,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,849
TOTAL JUST VALUE		791,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		769,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531103	CO ISSUED	0	12/31/2015
B1531103	NEW CONSTR	307,412	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0334	12/30/2015	WD	Q	I	01	423,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: MILLER DOUGLAS A &						
1988/1123	6/30/2015	SW	Q	V	05	320,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W23 BAS=[YR=2015] W16 S5 W8 S45 FGR=[YR=2015] S20 E21 N3 E3 FOP=[YR=2015] S2 E10 N2 W2 N3 W7 S3 W1$ E1 N9 W5 N8 W20$ E20 S8 E5 S6 E7 S3 E15 N57 W20 N7 U3 L3 $ D3 R3 S7 E20 N10$.

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	543.00	SF	7.00	7.00	100	2015	2015	3	95	3,611	
2	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00	7.00	100	2015	2015	3	95	346	
3	0855	CONC PAVER	0	100	3	5	15.00	SF	7.00	7.00	100	2015	2015	3	95	100	
4	0855	CONC PAVER	0	100	0	0	495.00	SF	10.00	10.00	100	2019	2019	3	97	4,802	

LAND DESCRIPTION

TOTAL OB/XF 8,859

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