LOT 56
IN OR 2109/1623
OCEAN BREEZE AT AMELIA PB 8/91

MILLARD PATRICK C & KATHRYN M
96092 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0056-0000

BUILDING CHARACTERISTICS

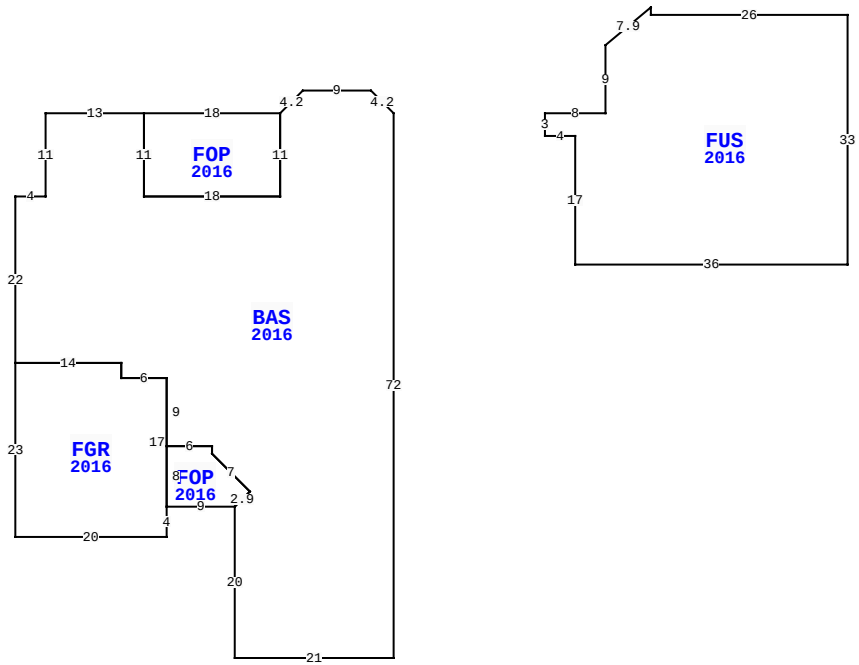
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	2016	2,378	400,717
FGR	448	55	2016	246	41,453
FOP	69	30	2016	21	3,538
FOP	198	30	2016	59	9,942
FUS	1,139	100	2016	1,139	191,933
TOTALS	4,232			3,843	647,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,843	111.0375	175.44	674,216	2016	2016	0	0	0	3.95	96.05

1 SFR CUST – 100% - 2018 Heated Area: 3517 HX Base Yr 2018



96092 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		647,584
TOTAL MARKET OB/XF VALUE		43,347
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		990,931
SOH/AGL Deduction		388,227
ASSESSED VALUE		602,704
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		551,982
TOTAL JUST VALUE		990,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		962,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210104	SWIM POOL	0	02/02/2022
B1531092	CO ISSUED	0	06/13/2016
B1531092	NEW CONSTR	421,756	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/1623	3/29/2017	WD	Q	I	01	510,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MILLARD PATRICK C &						
1989/0658	6/30/2015	SW	U	V	30	215,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W9 D3 L3 FOP=[YR=2016] W18 S11 E18 N11$ S11 W18 N11 W13 S11 W4 S22 FGR=[YR=2016] S23 E20 N4 FOP=[YR=2016] E9 U2 R2 U5 L5 N1 W6 S8$ N17 W6 N2 W14$ E14 S2 E6 S9 E6 S1 D5 R5 D2 L2 S20 E21 N72$ PTR=E20 FUS=[YR=2016] E8 N9 U5 R6 S1 E26 S33 W36 N17 W4 N3$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	920.00	SF	10.00	10.00	100	2016	2016	3	95	8,740	
3	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2016	2016	3	95	342	
4	0861	POOL GUNIT	0	100	0	0	266.00	SF	85.00	85.00	100	2022	2022	3	95	21,480	
5	0855	CONC PAVER	0	100	0	0	544.00	SF	10.00	10.00	100	2022	2022	3	99	5,386	
6	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2022	2022	3	98	3,011	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 43,347

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 07/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS