

LOT 62
IN OR 2147/1644
OCEAN BREEZE AT AMELIA PB 8/91

CHURCH RICHARD W TRUST/CHURCH RICHARD W TRUSTEE
96062 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0062-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,517	100	2017	2,517	441,275
FGR	531	55	2017	292	51,193
FOP	148	30	2017	44	7,714
FOP	210	30	2017	63	11,045
TOTALS	3,406			2,916	511,227

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	624.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	136.00	SF	7.00
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
4	0911	SCRN RM A	0	100	0	0	882.00	SF	17.50
5	0835	QUARY TILE	0	100	0	0	1,436.00	SF	10.00
6	0855	CONC PAVER	0	100	0	0	225.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,916	114.3933	180.74	527,038	2017	2017	0	0	0	3.00	97.00	
1 SFR CUST - 100% - 2019 Heated Area: 2517 HX Base Yr 2019													
96062 OCEAN BREEZE DR, FERNANDINA BEACH													

TOTAL OB/XF													
37,976													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	100	0	0	624.00	SF	7.00	7.00	100	2017	2017
2	0855	CONC PAVER	0	100	0	0	136.00	SF	7.00	7.00	100	2017	2017
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019
4	0911	SCRN RM A	0	100	0	0	882.00	SF	17.50	17.50	100	2019	2019
5	0835	QUARY TILE	0	100	0	0	1,436.00	SF	10.00	10.00	100	2019	2019
6	0855	CONC PAVER	0	100	0	0	225.00	SF	10.00	10.00	100	2019	2019

TOTAL OB/XF													
37,976													
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		511,227	
TOTAL MARKET OB/XF VALUE		37,976	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		849,203	
SOH/AGL Deduction		328,745	
ASSESSED VALUE		520,458	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		469,736	
TOTAL JUST VALUE		849,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		826,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901191	SCRNENCL	23,302	02/06/2019
B1633525	NEW CONSTR	312,894	12/06/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2147/1644	9/20/2017	WD	Q	I	01	513,400	
GRANTOR: RIVERSIDE HOMES OF N							
GRANTEE: CHURCH RICHARD W &							
2033/1020	3/09/2016	SW	U	V	30	231,500	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2017] W28 FOP=[YR=2017] W21 S10 E21 N10\$ S10 W21 S54 FOP=[YR=2017] S5 E24 FGR=[YR=2017] S1 E25 N20 W28 S3 E1 S11 E2 S5\$ N5 W2 N4 W7 S4 W15\$ E15 N4 E7 N7 W1 N3 E28 N50\$.													