LOT 63
OCEAN BREEZE AT AMELIA PB 8/91

SANDERS BEVERLY L
96058 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

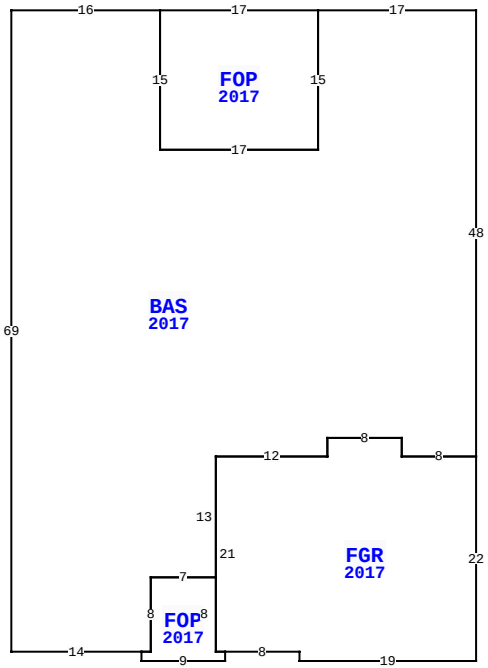
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,535	100	2017	2,535	415,818
FGR	623	55	2017	343	56,262
FOP	65	30	2017	20	3,281
FOP	255	30	2017	76	12,466
TOTALS	3,478			2,974	487,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,974	107.5830	169.98	505,521	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2024 Heated Area: 2535 HX Base Yr 2024



96058 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		487,828
TOTAL MARKET OB/XF VALUE		51,810
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		839,638
SOH/AGL Deduction		98,037
ASSESSED VALUE		741,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		690,879
TOTAL JUST VALUE		839,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		819,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703841	CO ISSUED	0	05/01/2017
17001198	SWIM POOL	40,000	03/01/2017
B1633302	NEW CONSTR	319,185	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1119	5/17/2022	WD	Q	I	01	1,057,500
GRANTOR: CALVERT FRANK H & KAR						
GRANTEE: SANDERS BEVERLY L						
2117/1800	4/28/2017	WD	Q	I	02	549,300
GRANTOR: W R HOWELL COMPANY						
GRANTEE: CALVERT FRANK H & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] W17 S15 E17 N15$ S15 W17 N15 W16 S69 E14 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E8 S1 E19 N22 W8 N2 W8 S2 W12 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E12 N2 E8 S2 E8 N48$.

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	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	921.00	SF	7.00	7.00	100	2017	2017	3	96	6,189	
3	0855	CONC PAVER	0	100	0	0	77.00	SF	7.00	7.00	100	2017	2017	3	96	517	
4	0911	SCRN RM A	0	100	0	0	900.00	SF	17.50	17.50	100	2017	2017	3	74	11,655	
5	0861	POOL GUNIT	0	100	0	0	361.00	SF	85.00	85.00	100	2017	2017	3	81	24,855	
6	0855	CONC PAVER	0	100	0	0	539.00	SF	10.00	10.00	100	2017	2017	3	96	5,174	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	

LAND DESCRIPTION

TOTAL OB/XF 51,810

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