

LOT 67
OCEAN BREEZE AT AMELIA PB 8/91

GILLESPIE JOSEPH III & SANDRA WALTON
96243 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0067-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																												
Exterior Wall	10	ABOVE AVG 50	0500	01	3,987	112.2660	177.38	707,214	2015	2015	0	0	0	4.25	95.75	VALUATION BY STANDARD																											
Exterior Wall	16	WD FR STUC 50	1 SFR CUST - 100% - 2023													Heated Area: 3875													HX Base Yr 2023														
Roof Structure	08	IRREGULAR 100																VALUATION SUMMARY																									
Roof Cover	03	COMP SHNGL 100																Tax Group: 8													Tax Dist:												
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE													677,157												
Interior Floo	11	CLAY TILE 60																TOTAL MARKET OB/XF VALUE													14,314												
Interior Floo	14	CARPET 40																TOTAL LAND VALUE - MARKET													300,000												
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE													991,471												
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction													190,382												
Bedrooms	04	6 100																ASSESSED VALUE													801,089												
Bathrooms	04	4.5 100																TOTAL EXEMPTION VALUE													HX HB 50,722												
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE													750,367												
Stories	2.	2. 100	TOTAL JUST VALUE													991,471																											
Units	0	0 100	NCON VALUE													0																											
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 930,040																											
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	2,399	100	2015	2,399	407,450																																						
FOP	69	30	2015	21	3,567																																						
FOP	180	30	2015	54	9,172																																						
FUS	1,120	100	2015	1,120	190,223																																						
PTO	744	5	2015	37	6,284																																						
SFB	445	80	2015	356	60,463																																						
TOTALS	4,957			3,987	677,157																																						
EXTRA FEATURES						96243 OCEAN BREEZE DR, FERNANDINA BEACH																																					
L N	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	2015	2015	3	96	1,920																											
2	0855	CONC PAVER	0	100	0	0	1,237.00	SF	7.00	7.00	100	2015	2015	3	95	8,226																											
3	0855	CONC PAVER	0	100	0	0	138.00	SF	7.00	7.00	100	2015	2015	3	95	918																											
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	65	3,250																											
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																																											