LOT 68
IN OR 2127/1811
OCEAN BREEZE AT AMELIA PB 8/91

GARRETT STEVEN A & KELLI A
96247 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0068-0000

BUILDING CHARACTERISTICS

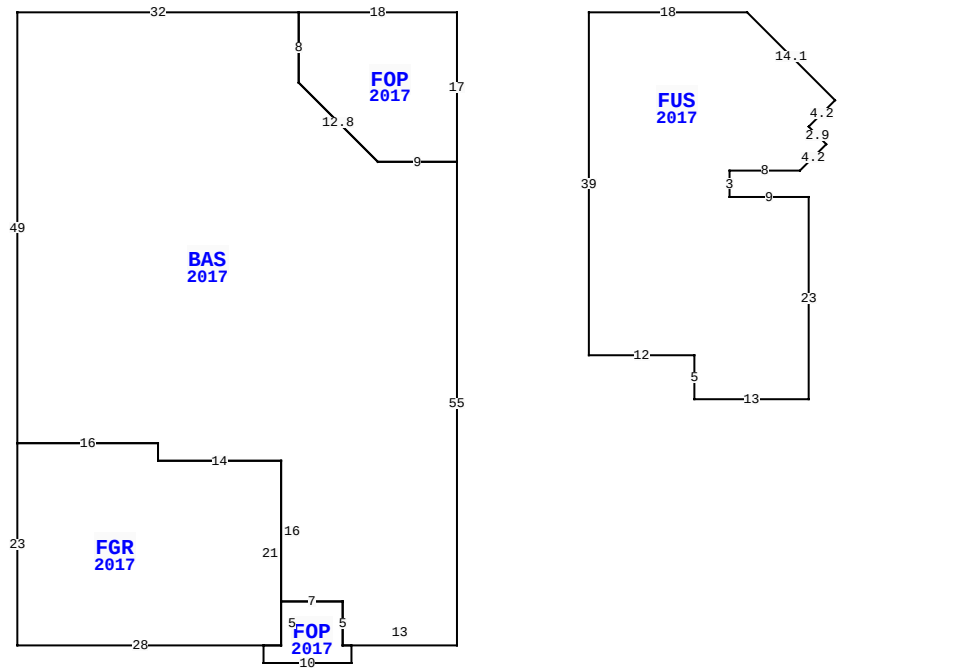
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	2,638	100	2017	2,638	422,036
FGR	662	55	2017	364	58,234
FOP	55	30	2017	16	2,560
FOP	266	30	2017	80	12,799
FUS	1,001	100	2017	1,001	160,144
TOTALS	4,622			4,099	655,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,099	104.8740	165.70	679,204	2017	2017	0	0	0	3.45	96.55

1 SFR CUST – 100% - 2018 Heated Area: 3639 HX Base Yr 2018



96247 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		655,771
TOTAL MARKET OB/XF VALUE		53,667
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,009,438
SOH/AGL Deduction		387,988
ASSESSED VALUE		621,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		570,728
TOTAL JUST VALUE		1,009,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		980,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705218	CO ISSUED	0	06/13/2017
17001297	SWIM POOL	45,000	03/01/2017
B1633303	NEW CONSTR	445,758	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2127/1811	6/14/2017	WD	Q	I	01	663,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: GARRETT STEVEN A &						
2072/1075	9/15/2016	SW	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W18 BAS=[YR=2017] W32 S49 FGR=[YR=2017] S23 E28 FOP=[YR=2017] S2 E10 N2 W1 N5 W7 S5 W2$ E2 N21 W14 N2 W16$ E16 S2 E14 S16 E7 S5 E13 N55 W9 U9 L9 N8$ S8 D9 R9 E9 N17$ PTR=E15 FUS=[YR=2017] E18 D10 R10 D3 L3 D2 R2 L3 D3 W8 S3 E9 S23 W13 N5 W12 N39$ W15$.

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	1,047.00	SF	10.00	10.00	100	2017	2017	3	96	10,051	
2	0861	POOL GUNIT	0	100	0	0	412.00	SF	85.00	85.00	100	2017	2017	3	81	28,366	
3	0855	CONC PAVER	0	100	0	0	995.00	SF	7.00	7.00	100	2017	2017	3	96	6,686	
4	0476	VF 6 SBPL	0	100	0	0	288.00	LF	32.00	32.00	100	2017	2017	3	90	8,294	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 53,667

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