LOT 70
OCEAN BREEZE AT AMELIA PB 8/91

MCGINITY LEO F JR/SANTORIELLO DEBORAH
96255 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

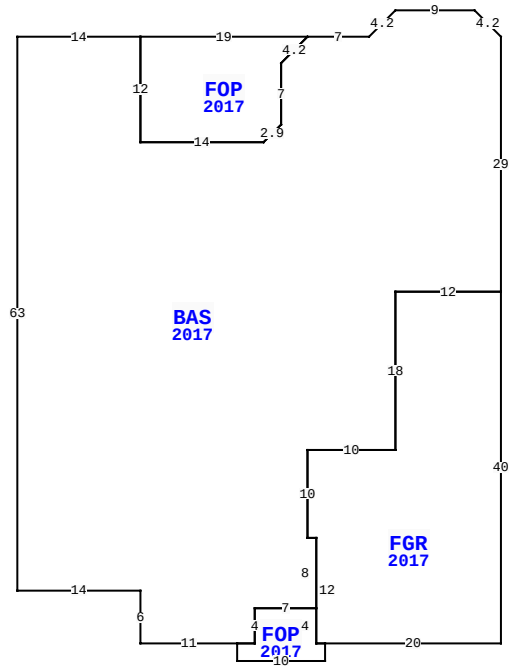
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,837	100	2017	2,837	478,441
FGR	688	55	2017	378	63,747
FOP	48	30	2017	14	2,361
FOP	195	30	2017	58	9,781
TOTALS	3,768			3,287	554,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,287	110.6070	174.76	574,436	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2024 Heated Area: 2837 HX Base Yr 2024



96255 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		554,331
TOTAL MARKET OB/XF VALUE		38,877
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		893,208
SOH/AGL Deduction		0
ASSESSED VALUE		893,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		842,486
TOTAL JUST VALUE		893,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		868,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19036654	SCRNENCL	0	06/01/2019
B1900814	SCRNENCL	0	03/01/2019
1704777	CO ISSUED	0	05/31/2017
B1633301	NEW CONSTR	356,528	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0609	7/18/2022	WD	Q	I	01	1,100,000
GRANTOR: MASCIO KAREN A & MARK						
GRANTEE: MCGINITY LEO F JR &						
2125/1157	6/02/2017	WD	Q	I	01	552,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: MASCIO KAREN A & MA						

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	712.00	SF	7.00	7.00	100	2017	2017	3	96	4,785	
2	0855	CONC PAVER	0	100	0	0	21.00	SF	7.00	7.00	100	2017	2017	3	96	141	
3	0911	SCRN RM A	0	100	0	0	913.00	SF	17.50	17.50	100	2019	2019	3	82	13,102	
4	0855	CONC PAVER	0	100	0	0	913.00	SF	10.00	10.00	100	2019	2019	3	97	8,856	
5	0855	CONC PAVER	0	100	0	0	232.00	SF	10.00	10.00	100	2019	2019	3	97	2,250	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
7	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2019	2019	3	94	7,219	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W9 D3 L3 W7 FOP=[YR=2017] W19 S12 E14 U2 R2 N7 U3 R3 $ D3 L3 S7 D2 L2 W14 N12 W14 S63 E14 S6 E11 FOP=[YR=2017] S2 E10 N2 FGR=[YR=2017] E20 N40 W12 S18 W10 S10 E1 S12 E1$ W1 N4 W7 S4 W2$ E2 N4 E7 N8 W1 N10 E10 N18 E12 N29$.

LAND DESCRIPTION

TOTAL OB/XF 38,877

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 10/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS