LOT 71
OCEAN BREEZE AT AMELIA PB 8/91

POLENTES VINCENT & SANDRA
96259 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

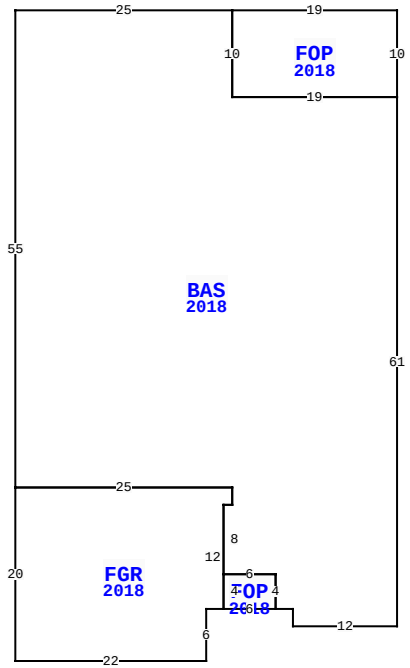
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,508	100	2018	2,508	454,875
FGR	470	55	2018	258	46,793
FOP	24	30	2018	7	1,269
FOP	190	30	2018	57	10,338
TOTALS	3,192			2,830	513,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,830	117.7344	186.02	526,437	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 2508 HX Base Yr



96259 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	513,276
TOTAL MARKET OB/XF VALUE	49,800
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	863,076
SOH/AGL Deduction	36,009
ASSESSED VALUE	827,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	827,067
TOTAL JUST VALUE	863,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	840,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801862	CO ISSUED	0	02/21/2018
B1706836	SWIM POOL	40,000	08/01/2017
17002303	NEW CONSTR	314,284	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1829	10/06/2021	WD	Q	I	01	835,000
GRANTOR: FOUSHEE DONALD K & JA						
GRANTEE: POLENTES VINCENT &						
2182/0024	2/26/2018	WD	Q	I	01	527,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FOUSHEE DONALD K &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W19 BAS=[YR=2018] W25 S55 FGR=[YR=2018] S20 E22 N6 E2 FOP=[YR=2018] E6 N4 W6 S4$ N12 E1 N2 W25$ E25 S2 W1 S8 E6 S4 E2 S2 E12 N61 W19 N10$ S10 E19 N10$.

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	0	0	0	880.00	SF	7.00	7.00	100	2018	2018	3	97	5,975	
2	0855	CONC PAVER	0	0	0	0	382.00	SF	7.00	7.00	100	2018	2018	3	97	2,594	
3	0861	POOL GUNIT	0	0	0	0	452.00	SF	85.00	85.00	100	2018	2018	3	84	32,273	
4	0855	CONC PAVER	0	0	0	0	648.00	SF	10.00	10.00	100	2018	2018	3	97	6,286	
5	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	100	2018	2018	3	92	2,120	
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 49,800

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	0		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