

LOT 80
OCEAN BREEZE AT AMELIA PB 8/91

CATHEY FAMILY TRUST/CATHEY RUSSELL S TRUSTEE
96063 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0080-0000



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														
Exterior Wall	10	ABOVE AVG 100	0500	01	4,295	109.8636	173.58	745,526	2019	2019	0	0	0	2.00	98.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													Heated Area: 3804													
Roof Cover	03	COMP SHNGL 90	17													HX Base Yr 2021													
Roof Cover	12	MODULAR MT 10	14													STI 2019													
Interior Wall	05	DRYWALL 100	11													FUS 2019													
Interior Floo	11	CLAY TILE 60	17													BAS 2019													
Interior Floo	14	CARPET 40	11													FGR 2019													
Air Condition	03	CENTRAL 100	10													FOP 2019													
Heating Type	04	AIR DUCTED 100	10													FOP 2019													
Bedrooms	5	100	10																										
Bathrooms	4.5	100	10																										
Frame	02	WOOD FRAME 100	10																										
Stories	2.	2. 100	10																										
Units	0	100	10																										
Occupancy	00	NONE 100	10																										
Quality	04	Quality Level 04	10																										
DOR CODE	0100	SINGLE FAMILY	10																										
MAP NUM	MKT AREA		02																										
NEIGHBORHOOD/LOC	2122.00		10																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,343	100	2019	2,343	398,564																								
FGR	706	55	2019	388	66,002																								
FOP	87	30	2019	26	4,423																								
FOP	243	30	2019	73	12,418																								
FUS	1,461	100	2019	1,461	248,528																								
STR	36	10	2019	4	680																								
TOTALS	4,876			4,295	730,615																								
EXTRA FEATURES						96063 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	2019	2019	3	98	1,960													
2	0855	CONC PAVER	0	100	0	0	1,239.00	SF	7.00	7.00	100	2019	2019	3	97	8,413													
3	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2019	2019	3	94	3,790													
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564													
5	0861	POOL GUNIT	0	100	0	0	418.00	SF	85.00	85.00	100	2022	2022	3	95	33,754													
6	0855	CONC PAVER	0	100	0	0	682.00	SF	10.00	10.00	100	2022	2022	3	99	6,752													
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860													
TOTAL OB/XF 57,093																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																													