

LOT 82
IN OR 2194/42
OCEAN BREEZE AT AMELIA PB 8/91

SMIT BERNHARD U/THOMAS CATHY
96055 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,819	100	2017	1,819	307,184
FGR	792	55	2017	436	73,630
FOP	144	30	2017	43	7,262
FOP	177	30	2017	53	8,950
FUS	850	100	2017	850	143,545
STR	48	10	2017	5	845

TOTALS 3,830 3,206 541,415

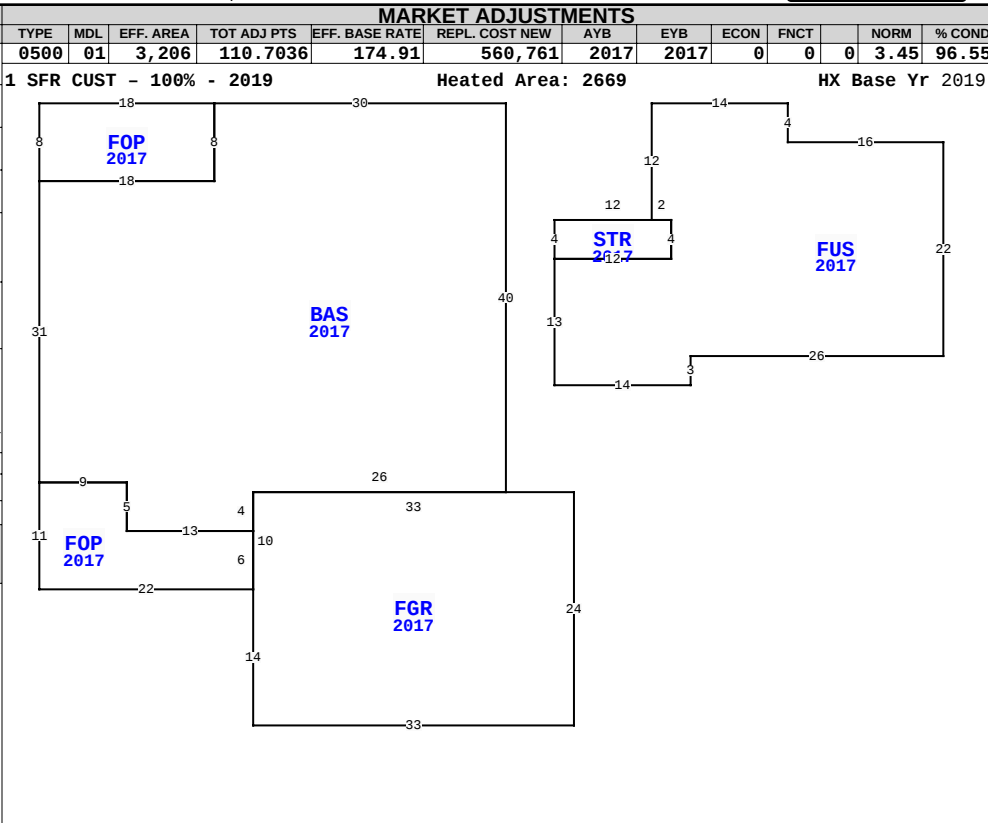
EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	854.00	SF	7.00	7.00	100	2017	2017	3	96	5,739	
2	0855	CONC PAVER	0	100	0	0	117.00	SF	7.00	7.00	100	2017	2017	3	96	786	
3	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	100	2018	2018	3	78	13,104	
4	0855	CONC PAVER	0	100	0	0	554.00	SF	10.00	10.00	100	2018	2018	3	97	5,374	
5	0861	POOL GUNIT	0	100	0	0	406.00	SF	85.00	85.00	100	2019	2019	3	87	30,024	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	

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	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 01/04/2019 BY DJ



96055 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 59,127

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	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							

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		541,415
TOTAL MARKET OB/XF VALUE		59,127
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		900,542
SOH/AGL Deduction		403,438
ASSESSED VALUE		497,104
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		446,382
TOTAL JUST VALUE		900,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008744	0911=960SF	6,783	07/10/2023
B1807774	SWIM POOL	46,345	07/31/2018
1709825	C0 ISSUED	0	11/06/2017
B1632552	NEW CONSTR	337,129	06/21/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0042	5/03/2018	WD	Q	I	02	456,000

GRANTOR: MAGNOLIA HOMES INC

GRANTEE: SMIT BERNHARD U & C

2033/0813 3/10/2016 SW Q V 01 117,000

GRANTOR: OCEAN BREEZE OF AMELI

GRANTEE: MAGNOLIA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] W18 S8 E18 N8\$ S8 W18 S31
FOP=[YR=2017] S11 E22 FGR=[YR=2017] S14 E33 N24 W33 S10\$ N6
W13 N5 W9\$ E9 S5 E13 N4 E26 N40\$ PTR=E15 FUS=[YR=2017] E14 S4
E16 S22 W26 S3 W14 N13 STR=[YR=2017] N4 E12 S4 W12\$ E12 N4 W2
N12\$ W15\$.

PRINTED 07/30/2025 BY SYS