LOT 84
OCEAN BREEZE AT AMELIA PB 8/91

MCCANN JAMES P & MALINDA D
96047 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0084-0000

BUILDING CHARACTERISTICS

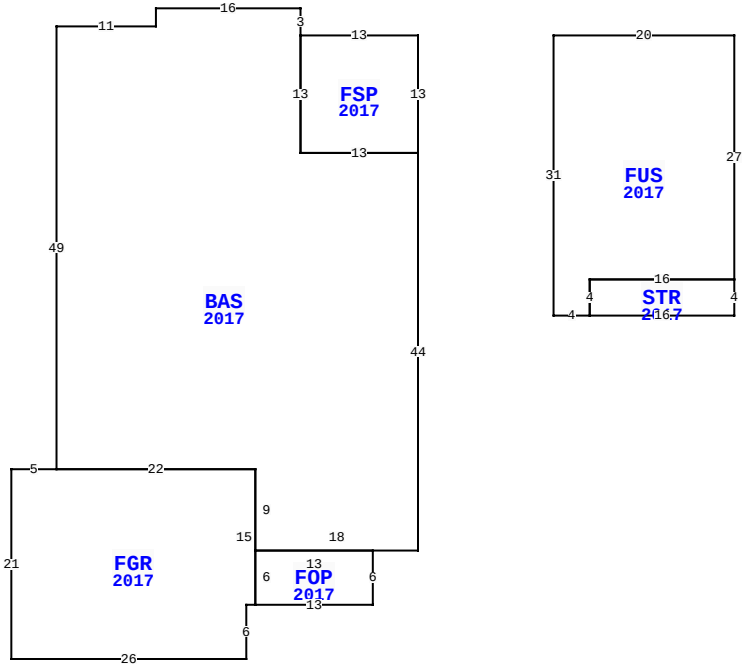
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	1,972	100	2017	1,972	356,409
FGR	561	55	2017	309	55,847
FOP	78	30	2017	23	4,157
FSP	169	40	2017	68	12,290
FUS	556	100	2017	556	100,488
STR	64	10	2017	6	1,085
TOTALS	3,400			2,934	530,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,934	118.5387	187.29	549,509	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2021 Heated Area: 2528 HX Base Yr 2021



96047 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		530,276
TOTAL MARKET OB/XF VALUE		38,201
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		868,477
SOH/AGL Deduction		303,971
ASSESSED VALUE		564,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		513,784
TOTAL JUST VALUE		868,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010289	SWIM POOL	0	02/01/2021
1703592	NEW CONSTR	316,310	04/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1759	6/17/2020	WD	Q	I	01	560,000
GRANTOR: LANAGHAN PATRICK & DA						
GRANTEE: MCCANN JAMES P & MA						
2144/0466	8/31/2017	WD	Q	I	02	467,500
GRANTOR: D S WARE HOMES LLC						
GRANTEE: LANAGHAN PATRICK &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W13 BAS=[YR=2017] N3 W16 S2 W11 S49
FGR=[YR=2017] W5 S21 E26 N6 E1 FOP=[YR=2017] E13 N6 W13 S6$
N15 W22$ E22 S9 E18 N44 W13 N13$ S13 E13 N13$ PTR=E15
FUS=[YR=2017] E20 S27 STR=[YR=2017] S4 W16 N4 E16$ W16 S4 W4
N31$ 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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	
2	0855	CONC PAVER	0	100	0	0	623.00	SF	7.00	7.00	100	2017	2017	3	96	4,187	
3	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2017	2017	3	96	726	
4	0861	POOL GUNIT	0	100	0	0	207.00	SF	85.00	85.00	100	2021	2021	3	93	16,363	
5	0855	CONC PAVER	0	100	0	0	633.00	SF	15.00	15.00	100	2021	2021	3	99	9,400	
6	0855	CONC PAVER	0	100	0	0	258.00	SF	10.00	10.00	100	2021	2021	3	99	2,554	
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2021	2021	3	96	983	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 38,201

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 02/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS