

LOT 85
OCEAN BREEZE AT AMELIA PB 8/91

LAKE RUSSELL D & LYNN D
96043 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0085-0000



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 8																							
Exterior Wall	10	ABOVE AVG 100	0500	01	3,300	117.2724	185.29	611,457	2019	2019	0	0	2.00	98.00	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020												Heated Area: 2958																							
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020																							
Interior Wall	05	DRYWALL 100													VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 80													Tax Group: 8												Tax Dist:											
Interior Floo	14	CARPET 20													BUILDING MARKET VALUE												599,228											
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE												64,834											
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET												300,000											
Bedrooms		3 100													TOTAL MARKET VALUE												964,062											
Bathrooms		3.5 100													SOH/AGL Deduction												362,105											
Frame	02	WOOD FRAME 100													ASSESSED VALUE												601,957											
Stories	1.	1. 100													TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	0 100													BASE TAXABLE VALUE												551,235											
Occupancy	00	NONE 100	TOTAL JUST VALUE												964,062																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												937,777																							
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	2,958	100	2019	2,958	537,126																																	
FGR	472	55	2019	260	47,212																																	
FOP	44	30	2019	13	2,361																																	
FOP	231	30	2019	69	12,529																																	
TOTALS			3,705		3,300	599,228																																
EXTRA FEATURES						96043 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	0855	CONC PAVER	0 100	0	0	1,290.00	SF	10.00	10.00	100	2019	2019	3	97	12,513																							
2	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	3,920																							
3	0861	POOL GUNIT	0 100	0	0	260.00	SF	85.00	85.00	100	2021	2021	3	93	20,553																							
4	0911	SCRN RM A	0 100	55	17	935.00	SF	17.50	17.50	100	2021	2021	3	90	14,726																							
5	0855	CONC PAVER	0 100	0	0	675.00	SF	10.00	10.00	100	2021	2021	3	99	6,683																							
6	0855	CONC PAVER	0 100	0	0	427.00	SF	10.00	10.00	100	2021	2021	3	99	4,227																							
7	0476	VF 6 SBPL	0 100	0	0	72.00	LF	32.00	32.00	100	2021	2021	3	96	2,212																							
TOTAL OB/XF 64,834																																						
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 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																																						