LOT 86
OCEAN BREEZE AT AMELIA PB 8/91

POWERS MICHAEL SCOTT
96219 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0086-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

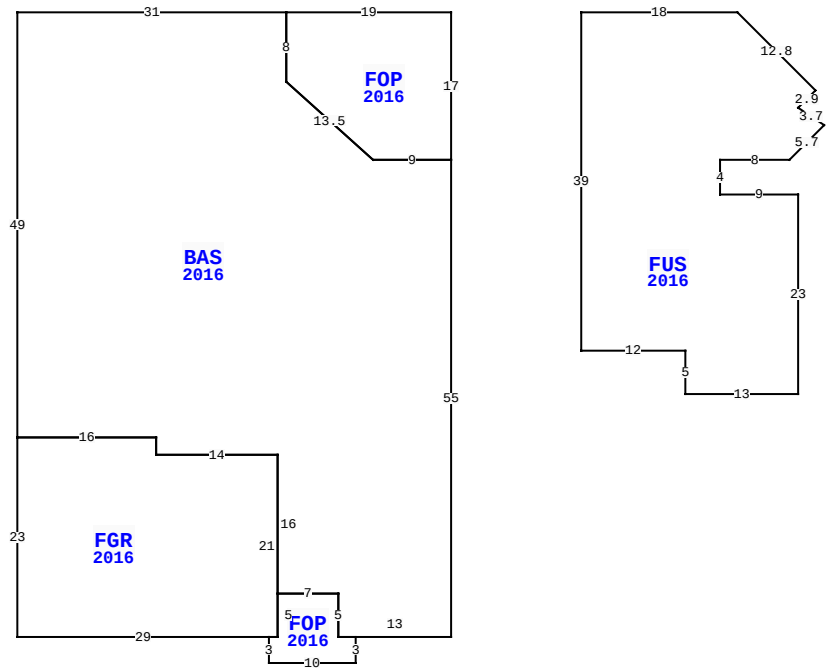
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,625	100	2016	2,625	432,281
FGR	662	55	2016	364	59,943
FOP	65	30	2016	20	3,294
FOP	278	30	2016	83	13,668
FUS	991	100	2016	991	163,196
TOTALS	4,621			4,083	672,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,083	108.5700	171.54	700,398	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2023 Heated Area: 3616 HX Base Yr 2023



96219 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		672,382
TOTAL MARKET OB/XF VALUE		76,498
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,048,880
SOH/AGL Deduction		0
ASSESSED VALUE		1,048,880
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		993,158
TOTAL JUST VALUE		1,048,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,020,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531312	CO ISSUED	0	05/05/2016
B1632088	SCRNRM	0	04/15/2016
B1631847	SWIM POOL	86,000	02/01/2016
B1531312	NEW CONSTR	446,137	10/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/1777	9/17/2020	WD	Q	I	01	765,000
GRANTOR: EXIT PROPERTIES GENER						
GRANTEE: POWERS MICHAEL SCOT						
2300/0818	8/23/2019	WD	Q	I	01	765,000
GRANTOR: BATULE MANUEL & MADEL						
GRANTEE: EXIT PROPERTIES GEN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W19 BAS=[YR=2016] W31 S49 FGR=[YR=2016] S23 E29 FOP=[YR=2016] S3 E10 N3 W2 N5 W7 S5 W1$ E1 N21 W14 N2 W16$ E16 S2 E14 S16 E7 S5 E13 N55 W9 U9 L10 N8$ S8 D9 R10 E9 N17$ PTR=E15 FUS=[YR=2016] E18 D9 R9 D2 L2 D2 R3 L4 D4 W8 S4 E9 S23 W13 N5 W12 N39$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	1,390.00	SF	7.00	7.00	100	2016	2016	3	95	9,244	
3	0855	CONC PAVER	0	100	0	0	941.00	SF	7.00	7.00	100	2016	2016	3	95	6,258	
4	0855	CONC PAVER	0	100	0	0	456.00	SF	7.00	7.00	100	2016	2016	3	95	3,032	
5	0855	CONC PAVER	0	100	0	0	387.00	SF	7.00	7.00	100	2016	2016	3	95	2,574	
6	0861	POOL GUNIT	0	100	0	0	363.00	SF	127.50	127.50	100	2016	2016	3	78	36,100	
7	0912	SCRN RM G	0	100	50	15	750.00	SF	14.00	14.00	100	2016	2016	3	70	7,350	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	
10	0476	VF 6 SBPL	0	100	0	0	128.00	LF	32.00	32.00	100	2016	2016	3	89	3,645	

TOTAL OB/XF 76,498

LAND DESCRIPTION

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS