LOT 87
OCEAN BREEZE AT AMELIA PB 8/91

WAUGH JOHN M & DIANE
96215 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

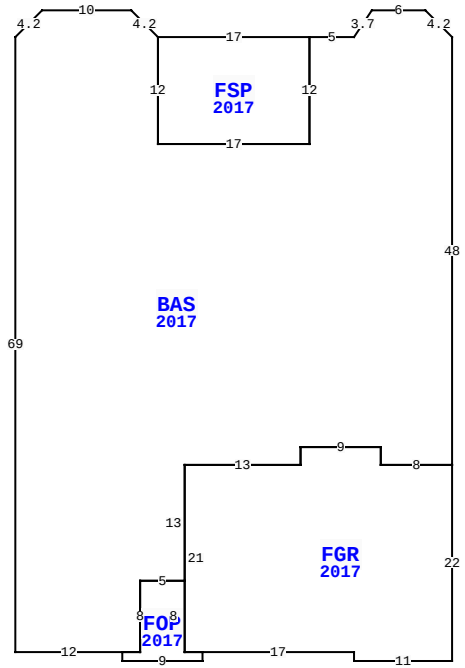
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,554	100	2017	2,554	443,137
FGR	659	55	2017	362	62,810
FOP	49	30	2017	15	2,603
FSP	204	40	2017	82	14,228
TOTALS	3,466			3,013	522,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,013	113.7948	179.80	541,737	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 0% - 2025 Heated Area: 2554 HX Base Yr



96215 OCEAN BREEZE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	522,776
TOTAL MARKET OB/XF VALUE	9,620
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	832,396
SOH/AGL Deduction	0
ASSESSED VALUE	832,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	832,396
TOTAL JUST VALUE	832,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	808,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702803	NEW CONSTR	328,872	04/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2756/444	12/16/2024	WD	Q	I	02	950,000
GRANTOR: SAYLOR KENNY G & ANDR						
GRANTEE: WAUGH JOHN M & DIAN						
2143/1831	8/30/2017	WD	Q	I	02	532,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: SAYLOR KENNY G & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] U3L3 W6 D3L2 W5 S12 W17 N12 U3L3 W10 D3L3 S69 E12 E2 N8 E5 N13 E13 N2 E9 S2 E8 N48 $
FGR=[YR=2017;ORIG=-28,69] E17 S1 E11 N22 W8 N2 W9 S2 W13 S21 E2 $
FSP=[YR=2017;ORIG=-16,0] W17 S12 E17 N12 $
FOP=[YR=2017;ORIG=-37,69] S1 E9 N1 W2 N8 W5 S8 W2 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	0	0	0	1,092.00	SF	7.00	7.00	100	2017	2017	3	96	7,338	
3	0855	CONC PAVER	0	0	0	0	45.00	SF	7.00	7.00	100	2017	2017	3	96	302	
4	0855	CONC PAVER	0	0	2	3	6.00	SF	7.00	7.00	100	2017	2017	3	96	40	

LAND DESCRIPTION

TOTAL OB/XF 9,620

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS