LOT 88
OCEAN BREEZE AT AMELIA PB 8/91

SOWDEN ROBERT JR & DIANA
96211 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

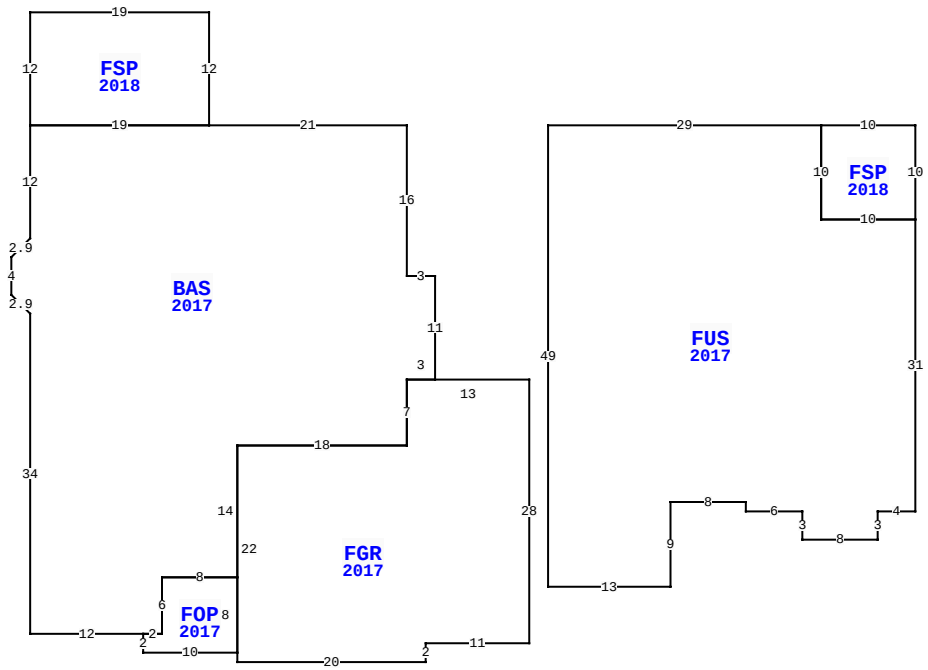
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,797	100	2017	1,797	301,647
FGR	782	55	2017	430	72,181
FOP	68	30	2017	20	3,357
FSP	100	40	2018	40	6,714
FSP	228	40	2018	91	15,275
FUS	1,619	100	2017	1,619	271,768
TOTALS	4,594			3,997	670,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,997	110.0925	173.95	695,278	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2022 Heated Area: 3416 HX Base Yr 2022



96211 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		670,943
TOTAL MARKET OB/XF VALUE		47,464
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,018,407
SOH/AGL Deduction		211,588
ASSESSED VALUE		806,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		756,097
TOTAL JUST VALUE		1,018,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		988,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802000	SWIM POOL	40,000	02/26/2018
17011419	CO ISSUED	0	12/21/2017
B1633292	NEW CONSTR	429,534	10/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0928	1/22/2021	WD	Q	I	01	759,000
GRANTOR: PARKS JAY MATT & KIMB						
GRANTEE: SOWDEN ROBERT JR &						
2167/1813	12/28/2017	WD	Q	I	01	535,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: PARKS JAY MATT & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W21 FSP=[YR=2018] N12 W19 S12 E19$ W19 S12 D2 L2 S4 R2 D2 S34 E12 FOP=[YR=2017] S2 E10 FGR=[YR=2017] S1 E20 N2 E11 N28 W13 S7 W18 S22$ N8 W8 S6 W2$ E2 N6 E8 N14 E18 N7 E3 N11 W3 N16$ PTR=E15 FUS=[YR=2017] E29 FSP=[YR=2018] E10 S10 W10 N10$ S10 E10 S31 W4 S3 W8 N3 W6 N1 W8 S9 W13 N49$ 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	0855	CONC PAVER	0	100	0	0	1,260.00	SF	7.00	7.00	100	2017	2017	3	96	8,467	
2	0855	CONC PAVER	0	100	0	0	30.00	SF	7.00	7.00	100	2017	2017	3	96	202	
3	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2018	2018	3	84	25,061	
4	0855	CONC PAVER	0	100	0	0	777.00	SF	10.00	10.00	100	2018	2018	3	97	7,537	
5	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2018	2018	3	84	4,637	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	78	1,560	

LAND DESCRIPTION

TOTAL OB/XF 47,464

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 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