LOT 90
OCEAN BREEZE AT AMELIA PB 8/91

KRAVET DOUGLAS & NANCY L/E/
96203 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0090-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

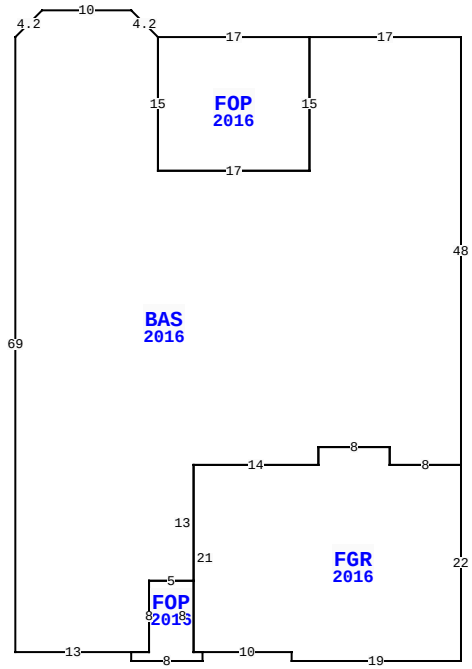
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,548	100	2016	2,548	443,020
FGR	665	55	2016	366	63,636
FOP	48	30	2016	14	2,434
FOP	255	30	2016	76	13,215
TOTALS	3,516			3,004	522,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,004	114.5676	181.02	543,784	2016	2016	0	0	0	3.95	96.05

1 SFR CUST – 100% - 2017 Heated Area: 2548 HX Base Yr 2017



96203 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		522,305
TOTAL MARKET OB/XF VALUE		10,336
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		832,641
SOH/AGL Deduction		413,564
ASSESSED VALUE		419,077
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		368,355
TOTAL JUST VALUE		832,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		808,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632017	CO ISSUED	0	08/03/2016
B1632017	NEW CONSTR	0	04/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/233	8/15/2024	QC	U	I	11	100
GRANTOR: KRAVET DOUGLAS & NANC						
GRANTEE: KRAVET DANIEL J						
2063/1352	7/29/2016	WD	Q	I	01	494,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: KRAVET DOUGLAS & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W17 S15 E17 N15$ S15 W17 N15 U3 L3 W10 D3 L3 S69 E13 FOP=[YR=2016] S1 E8 N1 FGR=[YR=2016] E10 S1 E19 N22 W8 N2 W8 S2 W14 S21 E1$ W1 N8 W5 S8 W2$ E2 N8 E5 N13 E14 N2 E8 S2 E8 N48$.

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	1,052.00	SF	10.00	10.00	100	2016	2016	3	95	9,994	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2016	2016	3	95	342	

LAND DESCRIPTION

TOTAL OB/XF 10,336

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