LOT 97
OCEAN BREEZE AT AMELIA PB 8/91

BLACK VICKI E & WILLIAM F
96155 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0097-0000

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	12	HARDWOOD 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

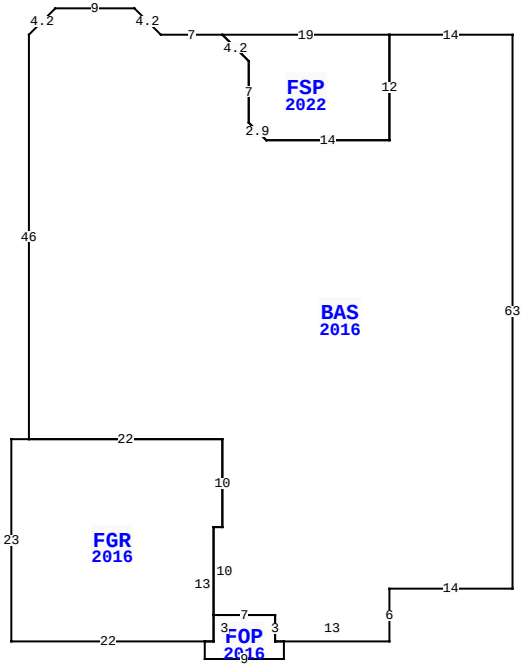
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,039	100	2016	3,039	505,388
FGR	539	55	2016	296	49,225
FOP	39	30	2016	12	1,996
FSP	195	40	2022	78	12,972
TOTALS	3,812			3,425	569,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,425	109.6410	173.23	593,313	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2021 Heated Area: 3039 HX Base Yr 2021



96155 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		569,580
TOTAL MARKET OB/XF VALUE		8,761
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		878,341
SOH/AGL Deduction		298,815
ASSESSED VALUE		579,526
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		528,804
TOTAL JUST VALUE		878,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		852,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631750	CO ISSUED	0	07/07/2016
B1631750	NEW CONSTR	374,041	02/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/1397	12/18/2020	WD	Q	I	01	675,000
GRANTOR: EPPS SHANE H & ERINN						
GRANTEE: BLACK VICKI E & WIL						
2059/0298	7/15/2016	WD	Q	I	01	541,900
GRANTOR: D S WARE HOMES LLC						
GRANTEE: EPPS SHANE H & ERIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FSP=[YR=2022] W19 D3 R3 S7 D2 R2 E14 N12$ S12 W14 U2 L2 N7 U3 L3 W7 U3 L3 W9 L3 D3 S46 FGR=[YR=2016] W2 S23 E22 FOP=[YR=2016] S2 E9 N2 W1 N3 W7 S3 W1$ E1 N13 E1 N10 W22$ E22 S10 W1 S10 E7 S3 E13 N6 E14 N63$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	682.00	SF	10.00	10.00	100	2016	2016	3	95	6,479	
3	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 8,761

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