LOT 102
IN OR 2013/978
OCEAN BREEZE AT AMELIA PB 8/91

WEIHSMANN PETER R & NANCY KAY
96109 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0102-0000

BUILDING CHARACTERISTICS

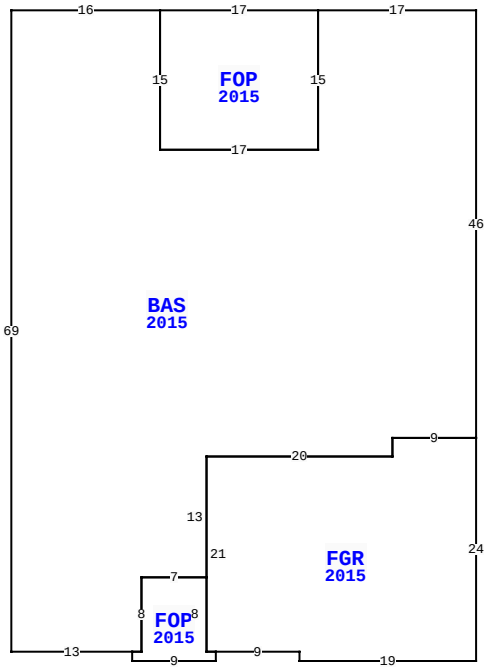
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,512	100	2015	2,512	426,839
FGR	646	55	2015	355	60,322
FOP	65	30	2015	20	3,398
FOP	255	30	2015	76	12,914
TOTALS	3,478			2,963	503,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,963	112.0245	177.00	524,451	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2016 Heated Area: 2512 HX Base Yr 2016



96109 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		503,473
TOTAL MARKET OB/XF VALUE		55,184
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		858,657
SOH/AGL Deduction		375,282
ASSESSED VALUE		483,375
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,653
TOTAL JUST VALUE		858,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		836,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003191	SWIM POOL	55,000	06/01/2020
B1530696	NEW CONSTR	318,028	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2013/0978	11/09/2015	WD	Q	I	02	484,900
GRANTOR: D S WARE HOMES LLC						
GRANTEE: WEIHSMANN PETER RIC						
1971/1718	3/31/2015	QC	U	V	11	100
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] W17 S15 E17 N15$ S15 W17 N15 W16 S69 E13 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E9 S1 E19 N24 W9 S2 W20 S21 E1 $ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E20 N2 E9 N46$.

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	1,484.00	SF	7.00	7.00	100	2015	2015	3	95	9,869	
2	0855	CONC PAVER	0	100	0	0	35.00	SF	7.00	7.00	100	2015	2015	3	95	233	
3	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2020	2020	3	90	29,376	
4	0857	SANDSTONE/	0	100	0	0	751.00	SF	16.00	16.00	100	2020	2020	3	99	11,896	
5	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2020	2020	3	90	3,240	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 55,184

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