LOT 104
IN OR 2103/152
OCEAN BREEZE AT AMELIA PB 8/91

BOWMAN RICHARD D & LILA C
96099 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

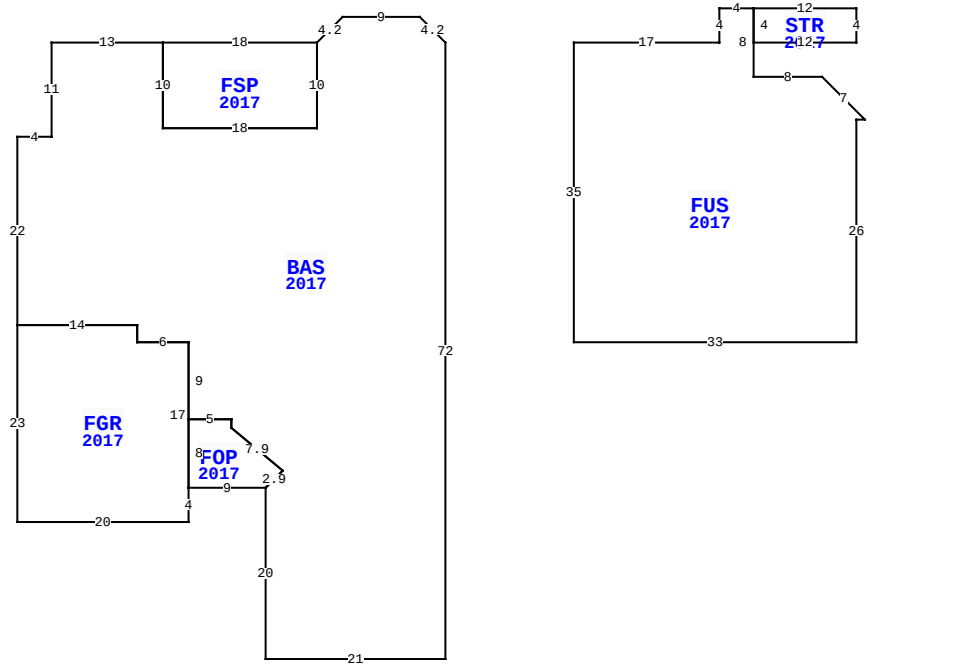
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2017	2,399	402,492
FGR	448	55	2017	246	41,273
FOP	65	30	2017	20	3,355
FSP	180	40	2017	72	12,080
FUS	1,116	100	2017	1,116	187,236
STR	48	10	2017	5	839
TOTALS	4,256			3,858	647,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,858	109.8090	173.50	669,363	2017	2017	0	0	0	3.30	96.70

1 SFR CUST – 100% - 2018 Heated Area: 3515 HX Base Yr 2018



96099 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		647,274
TOTAL MARKET OB/XF VALUE		8,929
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		956,203
SOH/AGL Deduction		484,213
ASSESSED VALUE		471,990
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		421,268
TOTAL JUST VALUE		956,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		926,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001481	CO ISSUED	0	02/23/2017
B1632640	NEW CONSTR	424,716	07/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0152	2/23/2017	WD	Q	I	01	624,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BOWMAN RICHARD DEAN						
1998/1217	8/18/2015	SW	U	V	30	110,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W9 D3 L3 FSP=[YR=2017] W18 S10 E18 N10$ S10 W18 N10 W13 S11 W4 S22 FGR=[YR=2017] S23 E20 N4 FOP=[YR=2017] E9 U2 R2 U5 L6 N1 W5 S8$ N17 W6 N2 W14$ E14 S2 E6 S9 E5 S1 D5 R6 D2 L2 S20 E21 N72$ PTR=E15 FUS=[YR=2017] E17 N4 E4 STR=[YR=2017] E12 S4 W12 N4$ S8 E8 D5 R5 W1 S26 W33 N35$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	890.00	SF	7.00	7.00	100	2017	2017	3	96	5,981	
3	0855	CONC PAVER	0	100	0	0	33.00	SF	7.00	7.00	100	2017	2017	3	96	222	
4	0855	CONC PAVER	0	100	3	3	9.00	SF	7.00	7.00	100	2017	2017	3	96	60	
5	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2017	2017	3	96	726	

LAND DESCRIPTION

TOTAL OB/XF 8,929

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