LOT 107
OCEAN BREEZE AT AMELIA PB 8/91

JAQUES MICHAEL W & EMILY L/E/
96025 SEA BREEZE WAY
FERNADINA BEACH, FL 32034

2025

00-00-30-0741-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

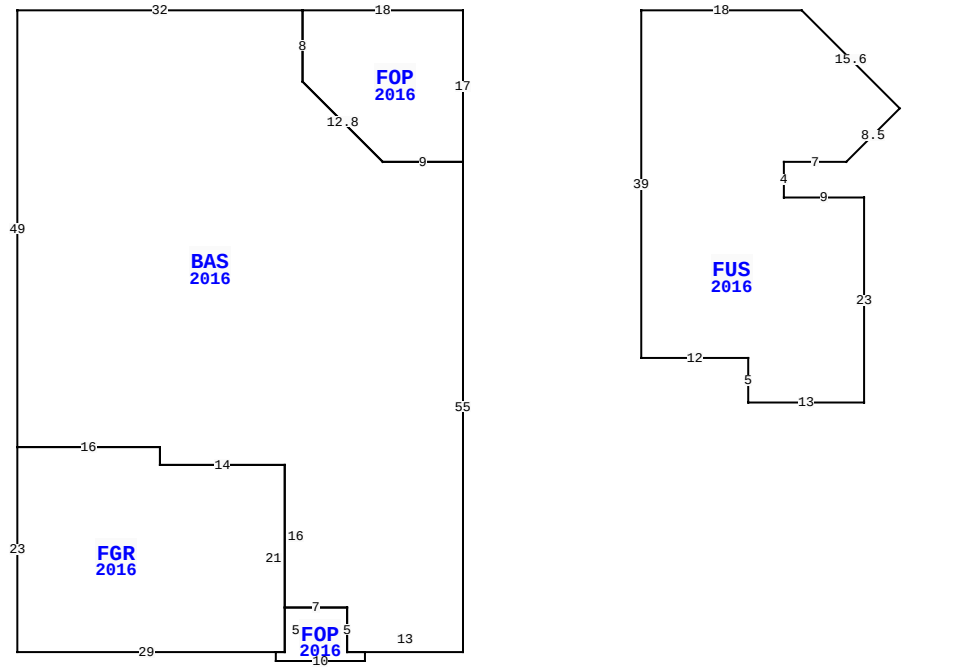
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,638	100	2016	2,638	432,064
FGR	662	55	2016	364	59,617
FOP	45	30	2016	14	2,293
FOP	266	30	2016	80	13,103
FUS	994	100	2016	994	162,802
TOTALS	4,605			4,090	669,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,090	107.9232	170.52	697,427	2016	2016	0	0	0	3.95	96.05

1 SFR CUST – 100% - 2020 Heated Area: 3632 HX Base Yr 2020



96025 SEA BREEZE WAY, 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		669,879
TOTAL MARKET OB/XF VALUE		17,551
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		987,430
SOH/AGL Deduction		370,236
ASSESSED VALUE		617,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		566,472
TOTAL JUST VALUE		987,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		957,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632481	NEW CONSTR	444,592	06/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1270	2/18/2020	LE	U	I	11	100
GRANTOR: JAQUES MICHAEL WARD &						
GRANTEE: JACQUES MATTHEW M &						
2074/1883	9/27/2016	WD	Q	I	01	597,700
GRANTOR: D S WARE HOMES LLC						
GRANTEE: JAQUES MICHAEL WARD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W18 BAS=[YR=2016] W32 S49 FGR=[YR=2016] S23 E29 FOP=[YR=2016] S1 E10 N1 W2 N5 W7 S5 W1$ E1 N21 W14 N2 W16$ E16 S2 E14 S16 E7 S5 E13 N55 W9 U9 L9 N8$ S8 D9 R9 E9 N17$ PTR=E20 FUS=[YR=2016] E18 D11 R11 D6 L6 W7 S4 E9 S23 W13N5 W12 N39$ W20$.

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	1,017.00	SF	10.00	10.00	100	2016	2016	3	95	9,662	
2	0855	CONC PAVER	0	100	0	0	462.00	SF	10.00	10.00	100	2016	2016	3	95	4,389	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	

LAND DESCRIPTION

TOTAL OB/XF 17,551

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