LOT 108
OCEAN BREEZE AT AMELIA PB 8/91

NICHOLLS JOURDAN C & LISA
96021 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0108-0000

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	11	CLAY TILE 100
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

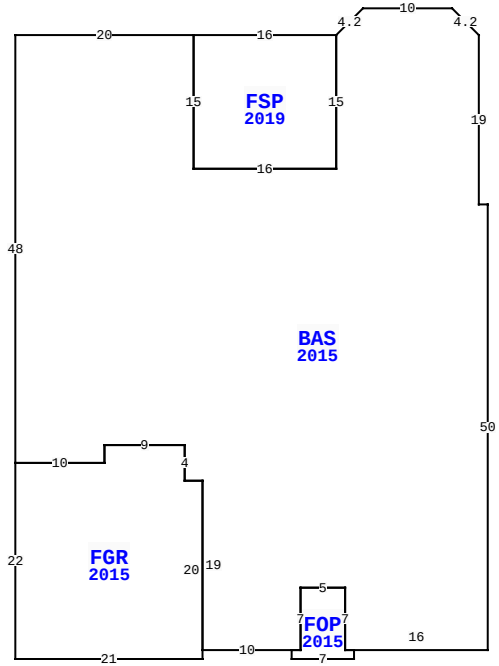
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,947	100	2015	2,947	532,650
FGR	476	55	2015	262	47,355
FOP	42	30	2015	13	2,349
FSP	240	40	2019	96	17,351
TOTALS	3,705			3,318	599,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,318	119.7840	189.26	627,965	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2022 Heated Area: 2947 HX Base Yr 2022



96021 SEA BREEZE WAY, 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		599,707
TOTAL MARKET OB/XF VALUE		5,240
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		904,947
SOH/AGL Deduction		220,766
ASSESSED VALUE		684,181
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		633,459
TOTAL JUST VALUE		904,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530910	NEW CONSTR	358,378	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1114	6/22/2021	WD	Q	I	02	875,000
GRANTOR: WIMSETT CHARLES C & P						
GRANTEE: NICHOLLS JOURDAN C						
2025/1434	1/20/2016	WD	Q	I	01	533,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: WIMSETT CHARLES CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W10 D3 L3 FSP=[YR=2019] W16 S15 E16 N15$ S15 W16 N15 W20 S48 FGR=[YR=2015] S22 E21 N20 W2 N4 W9 S2 W10$ E10 N2 E9 S4 E2 S19 E10 FOP=[YR=2015] S1 E7 N1 W1 N7 W5 S7 W1$ E1 N7 E5 S7 E16 N50 W1 N19$.

EXTRA FEATURES

L N	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	719.00	SF	7.00	7.00	100	2015	2015	3	95	4,781	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2015	2015	3	95	459	

LAND DESCRIPTION

TOTAL OB/XF 5,240

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS