LOT 109
OCEAN BREEZE AT AMELIA PB 8/91

EVERSOLE GARY L & JOHANNA D
96017 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0109-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

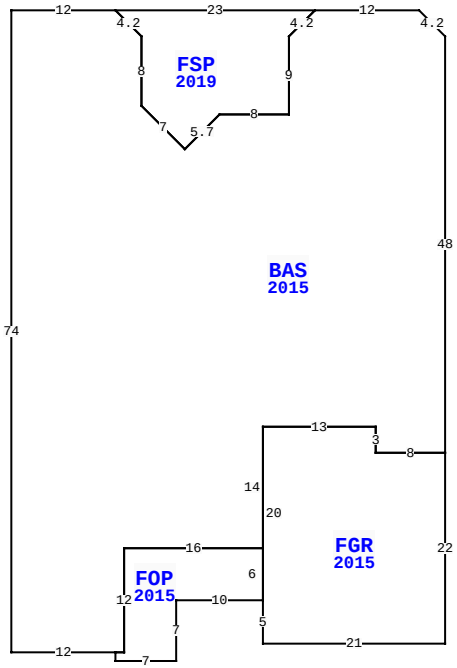
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,753	100	2015	2,753	477,920
FGR	501	55	2015	276	47,913
FOP	139	30	2015	42	7,291
FSP	229	40	2019	92	15,971
TOTALS	3,622			3,163	549,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,163	115.0506	181.78	574,970	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2021 Heated Area: 2753 HX Base Yr 2021



96017 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		549,096
TOTAL MARKET OB/XF VALUE		6,888
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		855,984
SOH/AGL Deduction		342,885
ASSESSED VALUE		513,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		462,377
TOTAL JUST VALUE		855,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		830,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530397	CO ISSUED	0	11/13/2015
B1530397	NEW CONSTR	338,730	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/1898	2/07/2020	WD	Q	I	01	530,000
GRANTOR: MORELLI JOSEPH R						
GRANTEE: EVERSOLE GARY L & J						
2016/1137	11/30/2015	WD	Q	I	01	445,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: MORELLI JOSEPH R &						

BUILDING NOTES

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	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	684.00	SF	7.00	7.00	100	2015	2015	3	95	4,549	
3	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2015	2015	3	95	419	

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W12 FSP=[YR=2019] W23 D3 R3 S8 D5 R5 U4 R4 E8 N9 U3 R3 $ D3 L3 S9 W8 D4 L4 U5 L5 N8 U3 L3 W12 S74 E12 FOP=[YR=2015] S1 E7 N7 E10 FGR=[YR=2015] S5 E21 N22 W8 N3 W13 S20$ N6 W16 S12W1$ E1 N12 E16 N14 E13 S3 E8 N48$.

LAND DESCRIPTION

TOTAL OB/XF 6,888

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 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