LOT 2
IN OR 2186/920
OCEAN BREEZE AT AMELIA PB 8/91

PRATESI ROGER A & GWYNNETH W
96256 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0002-0000

BUILDING CHARACTERISTICS

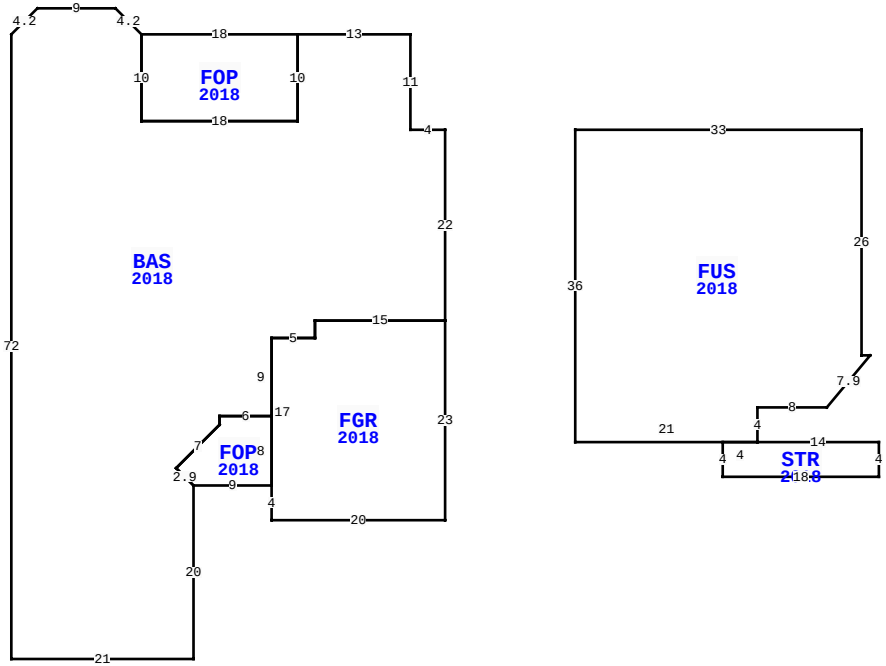
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	2,394	100	2018	2,394	432,762
FGR	450	55	2018	248	44,830
FOP	69	30	2018	21	3,797
FOP	180	30	2018	54	9,761
FUS	1,131	100	2018	1,131	204,450
STR	72	10	2018	7	1,266
TOTALS	4,296			3,855	696,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,855	112.2660	186.36	718,418	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2019 Heated Area: 3525 HX Base Yr 2019



96256 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		696,865
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		1,001,865
SOH/AGL Deduction		374,900
ASSESSED VALUE		626,965
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		575,554
TOTAL JUST VALUE		1,001,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		976,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803006	CO ISSUED	0	03/23/2018
B1704276	NEW CONSTR	426,979	05/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/0920	3/27/2018	WD	Q	I	01	552,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PRATESI ROGER A & G						
2073/1298	9/21/2016	SW	U	V	30	240,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 N11 W13 FOP=[YR=2018] W18 S10 E18 N10$ S10 W18 N10 U3 L3 W9 D3 L3 S72 E21 N20 FOP=[YR=2018] E9 FGR=[YR=2018] S4 E20 N23 W15 S2 W5 S17$ N8 W6 S1 D5 L5 D2 R2 $ U2 L2 U5 R5 N1 E6 N9 E5 N2 E15 N22$ PTR=E15 FUS=[YR=2018] E33 S26 E1 D6 L5 W8 S4 STR=[YR=2018] E14 S4 W18 N4 E4$ W21 N36$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	305,000.00	305,000.00	305,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS