LOT 4
OCEAN BREEZE AT AMELIA PB 8/91

HEERY JAMES A SR & PATRICIA A
96248 OCEAN BREEZE PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

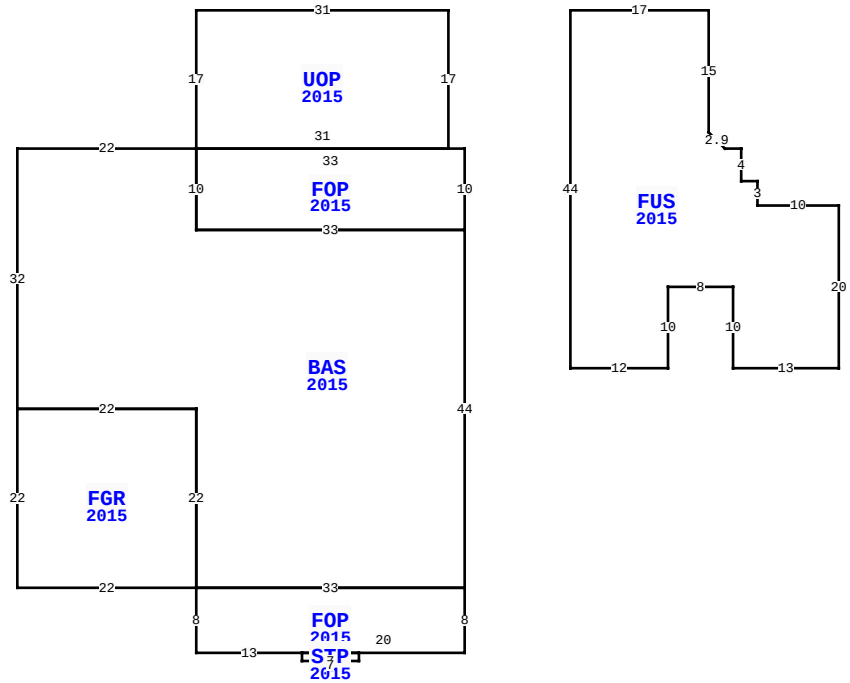
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,156	100	2015	2,156	381,447
FGR	484	55	2015	266	47,061
FOP	264	30	2015	79	13,977
FOP	330	30	2015	99	17,516
FUS	1,024	100	2015	1,024	181,169
STP	7	10	2015	1	177
UOP	527	20	2015	105	18,577
TOTALS	4,792			3,730	659,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,730	111.6045	185.26	691,020	2015	2015	0	0	0	4.50	95.50

1 SFR CUST 100% - 2022 Heated Area: 3180 HX Base Yr 2022



96248 OCEAN BREEZE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		659,924
TOTAL MARKET OB/XF VALUE		67,103
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		1,032,027
SOH/AGL Deduction		261,895
ASSESSED VALUE		770,132
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		718,721
TOTAL JUST VALUE		1,032,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		988,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633367	SCRNENCL	0	11/01/2016
B1633290	REMODEL	20,000	10/01/2016
B1529941	CO ISSUED	0	10/19/2015
B1529941	NEW CONSTR	393,027	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2510/0830	11/01/2021	WD	Q	I	01	1,000,000
GRANTOR: YANT ROBERT D & DEBOR						
GRANTEE: HEERY JAMES A SR &						
2203/1728	6/15/2018	WD	Q	I	01	630,000
GRANTOR: PECK CALVIN R JR & AU						
GRANTEE: YANT ROBERT D						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W31 S17 BAS=[YR=2015] W22 S32 FGR=[YR=2015] S22 E22 N22 W22$ E22 S22 FOP=[YR=2015] S8 E13 STP=[YR=2015] S1 E7 N1 W7$ E20 N8 W33$ E33 N44 FOP=[YR=2015] N10 W33 S10 E33$ W33 N10$ E31 N17$ PTR=E15 FUS=[YR=2015] E17 S15 D2 R2 E2 S4 E2 S3 E10 S20 W13 N10 W8 S10 W12 N44$ 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	2.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	3,840	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	60	3,000	
5	0912	SCRN RM G	0	100	55	17	935.00	SF	21.00	21.00	100	2016	2016	3	65	12,763	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 67,103

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	305,000.00	305,000.00	305,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS