LOT 5
PT OR 2065/382
OCEAN BREEZE AT AMELIA PB 8/91

ABEL CHRISTOPHER &/BAILEY LEE A
96244 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

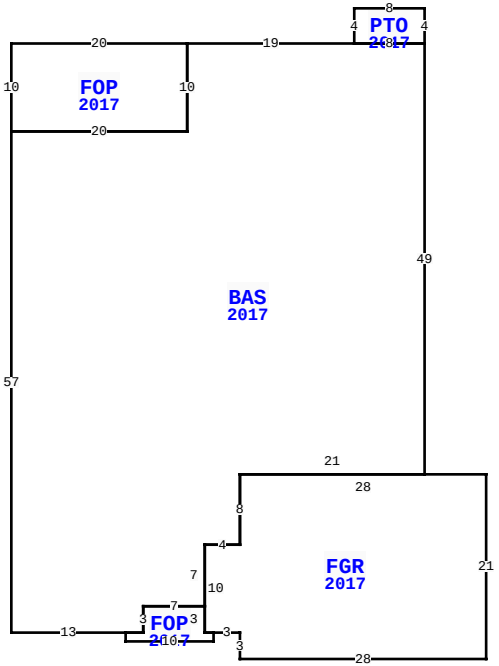
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,510	100	2017	2,510	461,125
FGR	628	55	2017	345	63,382
FOP	31	30	2017	9	1,653
FOP	200	30	2017	60	11,023
PTO	32	5	2017	2	368
TOTALS	3,401			2,926	537,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,926	115.2816	191.37	559,949	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2020 Heated Area: 2510 HX Base Yr 2020



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

96244 OCEAN BREEZE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		537,551
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		846,051
SOH/AGL Deduction		328,431
ASSESSED VALUE		517,620
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		466,209
TOTAL JUST VALUE		846,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		827,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002544	CO ISSUED	0	03/27/2017
B1633078	NEW CONSTR	319,136	09/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/1627	7/30/2019	WD	Q	I	02	549,000
GRANTOR: MARLER-CONNER CAROLYN						
GRANTEE: ABEL CHRISTOPHER &						
2112/0880	3/31/2017	WD	Q	I	02	479,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: CONNER DAVID M & CA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W8 S4 BAS=[YR=2017] W19 FOP=[YR=2017] W20 S10 E20 N10$ S10 W20 S57 E13 FOP=[YR=2017] S1 E10 N1 FGR=[YR=2017] E3 S3 E28 N21 W28 S8 W4 S10E1$ W1 N3 W7 S3 W2$ E2 N3 E7 N7 E4 N8 E21 N49 W8$ E8 N4$.

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
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	70	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 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