

LOT 7
OCEAN BREEZE AT AMELIA PB 8/91

SAVAGE KATHERINE NORA L/E/PYLE ERIC LEE L/E
96034 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall	10	ABOVE AVG 100	0500	01	3,763	111.3210	184.79	695,365	2018	2018	0	0	0	3.00	97.00	Tax Group: 8																
Roof Structure	08	IRREGULAR 100	1 SFR CUST 100% - 2025										Heated Area: 3407										HX Base Yr 2025									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	11	CLAY TILE 60																														
Interior Floor	14	CARPET 40																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		3.5 100																														
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														