LOT 8
IN OR 2146/1903
OCEAN BREEZE AT AMELIA PB 8/91

MEDICA GEORGE P & CINDI R SEBOLDT
96030 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

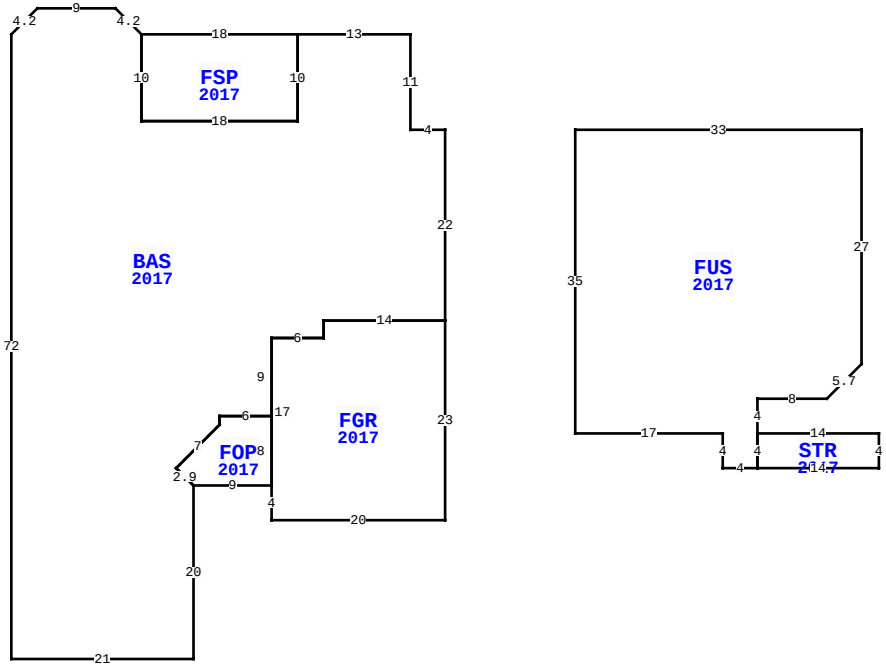
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,396	100	2017	2,396	421,020
FGR	448	55	2017	246	43,227
FOP	69	30	2017	21	3,690
FSP	180	40	2017	72	12,652
FUS	1,115	100	2017	1,115	195,925
STR	56	10	2017	6	1,055
TOTALS	4,264			3,856	677,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,856	109.8090	182.28	702,872	2017	2017	0	0	0	3.60	96.40

1 SFR CUST 100% - 2018 Heated Area: 3511 HX Base Yr 2018



96030 OCEAN BREEZE WAY, 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		677,569
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		984,509
SOH/AGL Deduction		394,752
ASSESSED VALUE		589,757
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		538,346
TOTAL JUST VALUE		984,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		959,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708221	CO ISSUED	0	09/18/2017
B1701928	NEW CONSTR	427,093	03/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/1903	9/19/2017	WD	Q	I	01	658,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MEDICA GEORGE P & C						
2059/0018	7/14/2016	SW	U	V	30	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W4 N11 W13 FSP=[YR=2017] W18 S10 E18 N10$ S10 W18 N10 U3 L3 W9 L3 D3 S72 E21 N20 FOP=[YR=2017] E9 FGR=[YR=2017] S4 E20 N23 W14 S2 W6 S17$ N8 W6 S1 D5 L5 D2 R2 $ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22$ PTR=E15 FUS=[YR=2017] E33 S27 D4 L4 W8 S4 STR=[YR=2017] E14 S4 W14 N4$ S4 W4 N4 W17 N35$ 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	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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