LOT 11
OCEAN BREEZE AT AMELIA PB 8/91

WINSTON LARAINE
96018 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0011-0000

BUILDING CHARACTERISTICS

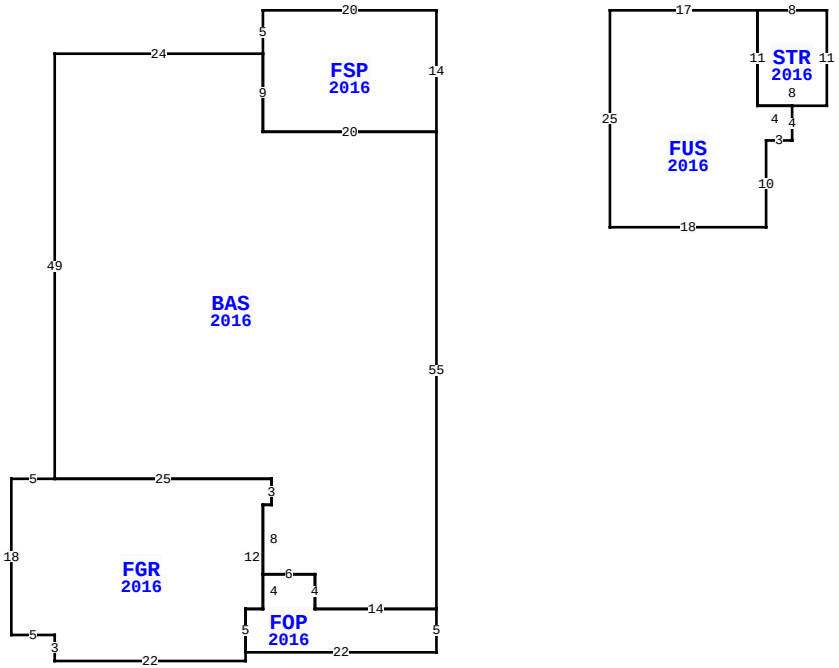
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,249	100	2016	2,249	416,155
FGR	585	55	2016	322	59,583
FOP	134	30	2016	40	7,402
FSP	280	40	2016	112	20,724
FUS	451	100	2016	451	83,453
STR	88	10	2016	9	1,666
TOTALS	3,787			3,183	588,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,183	116.1132	192.75	613,523	2016	2016	0	0	0	4.00	96.00

1 SFR CUST 100% - 2026 Heated Area: 2700 HX Base Yr 2026



96018 OCEAN BREEZE WAY, 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		588,982
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		893,982
SOH/AGL Deduction		30,932
ASSESSED VALUE		863,050
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		811,639
TOTAL JUST VALUE		893,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		885,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631991	CO ISSUED	0	10/17/2016
B1631991	NEW CONSTR	339,312	03/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/1576	2/27/2025	WD	Q	I	01	1,150,000
GRANTOR: WILLISON ROBERT E & J						
GRANTEE: WINSTON LARAINE						
2077/0873	10/11/2016	WD	Q	I	01	532,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WILLISTON ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W20 S5 BAS=[YR=2016] W24 S49 FGR=[YR=2016] W5 S18 E5 S3 E22 N1 FOP=[YR=2016] E22 N5 W14 N4 W6 S4 W2 S5$ N5 E2 N12 E1 N3 W25$ E25 S3 W1 S8 E6 S4 E14 N55 W20 N9$ S9 E20 N14$ PTR=E20 FUS=[YR=2016] E17 STR=[YR=2016] E8 S11 W8 N11$ S11 E4 S4 W3 S10 W18 N25$ W20$.

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 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