LOT 15
OCEAN BREEZE AT AMELIA PB 8/91

HENRY THOMAS G & ALICE T
691 CHERRY GROVE ROAD
ORANGE PARK, FL 32073

2026

00-00-30-0741-0015-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

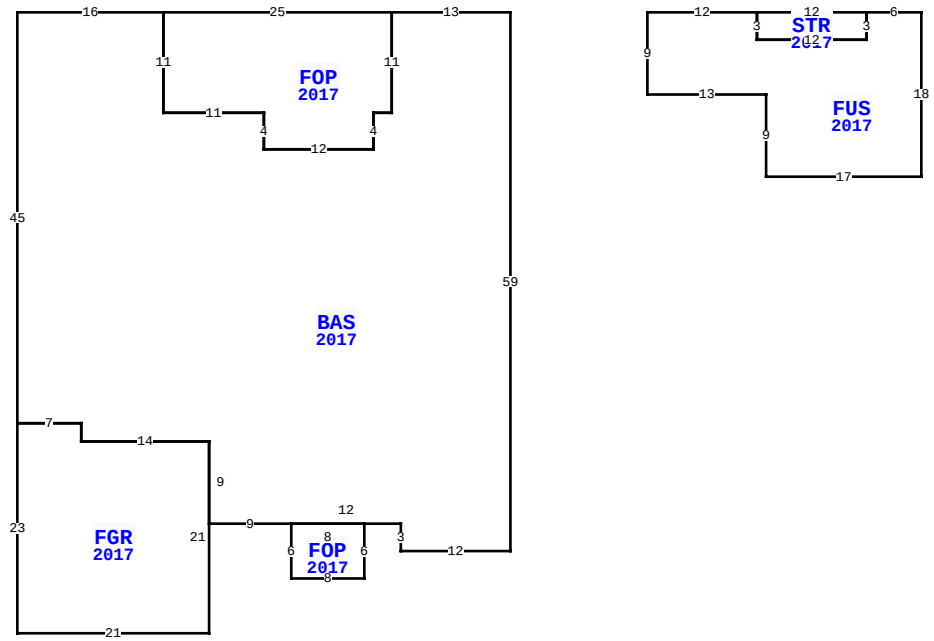
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,534	100	2017	2,534	487,598
FGR	455	55	2017	250	48,106
FOP	48	30	2017	14	2,694
FOP	323	30	2017	97	18,665
FUS	387	100	2017	387	74,467
STR	36	10	2017	4	770
TOTALS	3,783			3,286	632,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,286	120.7500	200.44	658,646	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 0% - 0 Heated Area: 2921 HX Base Yr



96003 OCEAN BREEZE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	632,300
TOTAL MARKET OB/XF VALUE	47,500
TOTAL LAND VALUE - MARKET	305,000
TOTAL MARKET VALUE	984,800
SOH/AGL Deduction	0
ASSESSED VALUE	984,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	984,800
TOTAL JUST VALUE	984,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	953,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811023	SWIM POOL	20,000	11/02/2018
1701480	CO ISSUED	0	02/23/2017
B1632667	NEW CONSTR	357,392	07/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/0621	3/26/2021	WD	Q	I	01	810,000
GRANTOR: HAYDEN WILLIAM C & SH						
GRANTEE: HENRY THOMAS G & AL						
2129/0831	6/23/2017	WD	Q	I	01	507,500
GRANTOR: W R HOWELL COMPANY						
GRANTEE: HAYDEN WILLIAM C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W25 S11 E11 S4 E12 N4 E2 N11$ S11 W2 S4 W12 N4 W11 N11 W16 S45 FGR=[YR=2017] S23 E21 N21 W14 N2 W7$ E7 S2 E14 S9 E9 FOP=[YR=2017] S6 E8 N6 W8$ E12 S3 E12 N59$ PTR=E15 FUS=[YR=2017] E12 STR=[YR=2017] E12 S3 W12 N3$ S3 E12 N3 E6 S18 W17 N9 W13 N9$ 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
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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	0		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