LOT 16
OCEAN BREEZE AT AMELIA PB 8/91

JONES LISA R & CLAYTON L L/E/
96007 OCEAN BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0016-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

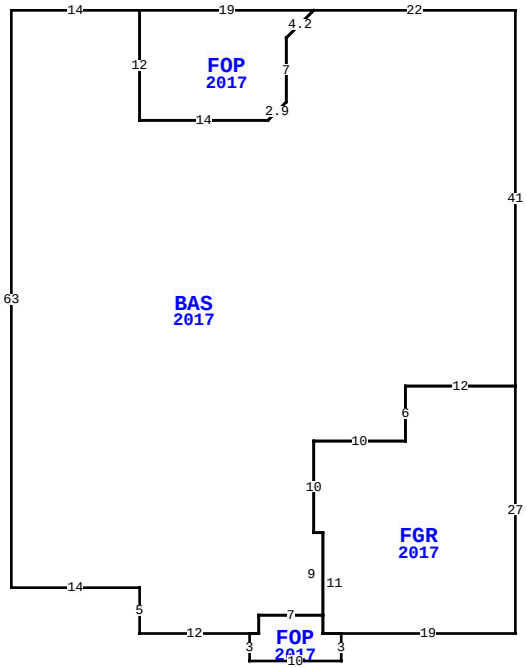
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,939	100	2017	2,939	537,485
FGR	523	55	2017	288	52,669
FOP	44	30	2017	13	2,378
FOP	195	30	2017	58	10,607
TOTALS	3,701			3,298	603,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,298	114.7608	190.50	628,269	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2022 Heated Area: 2939 HX Base Yr 2022



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

96007 OCEAN BREEZE WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		603,138
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		908,138
SOH/AGL Deduction		200,100
ASSESSED VALUE		708,038
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		656,627
TOTAL JUST VALUE		908,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		882,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705863	CO ISSUED	0	06/30/2017
B1633342	NEW CONSTR	359,398	11/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/1526	8/29/2024	WD	U	I	11	100
GRANTOR: JONES LIDA R & CLAYTO						
GRANTEE: CLLR REVOCABLE LIVI						
2496/0923	9/13/2021	WD	Q	I	01	855,000
GRANTOR: THE CABIN TRUST						
GRANTEE: JONES LISA R & CLAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 FOP=[YR=2017] W19 S12 E14 U2 R2 N7 U3 R3 $ D3 L3 S7 D2 L2 W14 N12 W14 S63 E14 S5 E12 FOP=[YR=2017] S3 E10 N3 FGR=[YR=2017] E19 N27 W12 S6 W10 S10 E1 S11 E2$ W2 N2 W7 S2 W1$ E1 N2 E7 N9 W1 N10 E10 N6 E12 N41 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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