

LOT 20
IN OR 2132/381
OCEAN BREEZE AT AMELIA PB 8/91

SCRIBNER-LALONDE LIVING TRUST/SCRIBNER RICHARD A T
96238 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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
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NEIGHBORHOOD/LOC	2122.00
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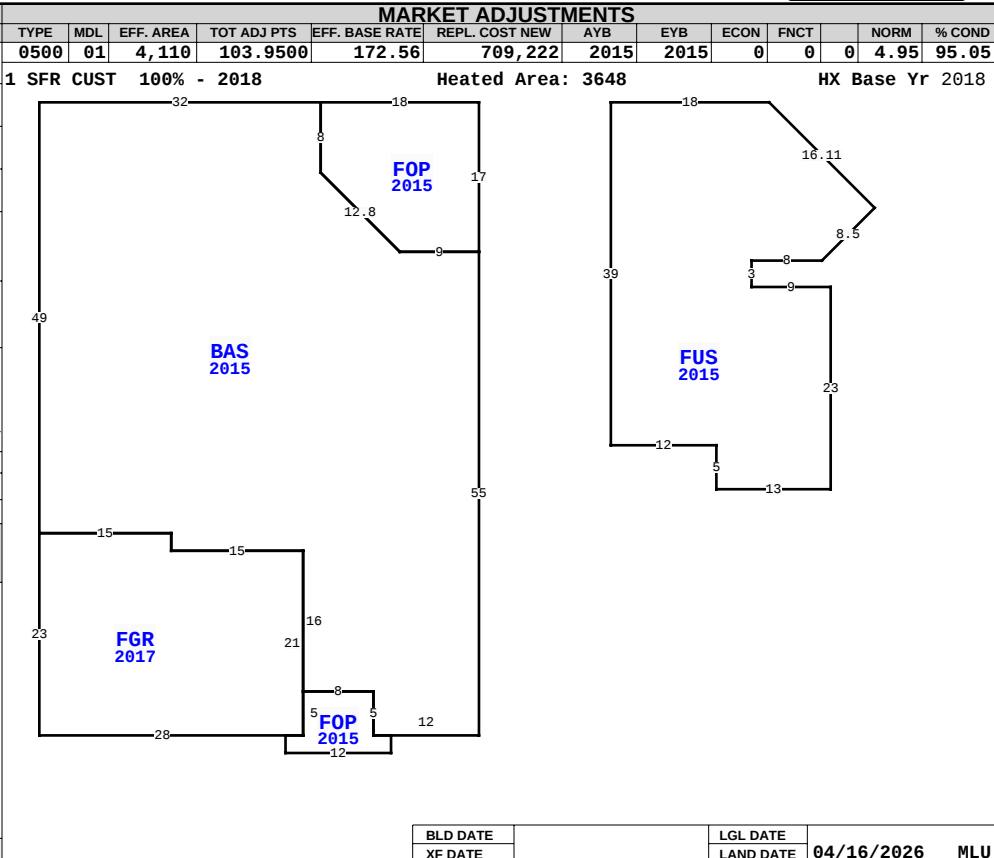
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,635	100	2015	2,635	432,189
FGR	660	55	2017	363	59,538
FOP	64	30	2015	19	3,117
FOP	266	30	2015	80	13,122
FUS	1,013	100	2015	1,013	166,150
TOTALS	4,638			4,110	674,116

EXTRA FEATURES		
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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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	60	3,000	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

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
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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
1.00	UT	5,000.00	5,000.00	100	2015	2015	3	60	3,000	
1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

TOTAL OB/XF										53,860		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	305,000.00	305,000.00	3	

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
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NASSAU COUNTY PROPERTY		
PAGE 1 of 1		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	674,116	
TOTAL MARKET OB/XF VALUE	53,860	
TOTAL LAND VALUE - MARKET	305,000	
TOTAL MARKET VALUE	1,032,976	
SOH/AGL Deduction	410,699	
ASSESSED VALUE	622,277	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	570,866	
TOTAL JUST VALUE	1,032,976	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,014,090	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B178971	SWIM POOL	50,000	10/11/2017
B1529876	CO ISSUED	0	06/03/2015
B1529879	NEW CONSTR	428,494	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2132/0381	7/06/2017	WD	U	I	11	100
GRANTOR: SCRIBNER RICHARD A &						
GRANTEE: SCRIBNER-LALONDE LI						
2057/0369	6/30/2016	WD	Q	I	01	630,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: SCRIBNER RICHARD A						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=2015] W18 BAS=[YR=2015] W32 S49 FGR=[YR=2017] S23 E28		
FOP=[YR=2015] S2 E12 N2 W2 N5 W8 S5 W2\$ E2 N21 W15 N2 W15\$		
E15 S2 E15 S16 E8 S5 E12 N55 W9 U9 L9 N8\$ S8 D9 R9 E9		
N17\$ PTR=E15 FUS=[YR=2015] E18 D12 R12 D6 L6 W8 S3 E9 S23		
W13 N5 W12 N39\$ W15\$.		