LOT 23
OCEAN BREEZE AT AMELIA PB 8/91

CULLEN CAROL/PHENEGER BRUCE
96224 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

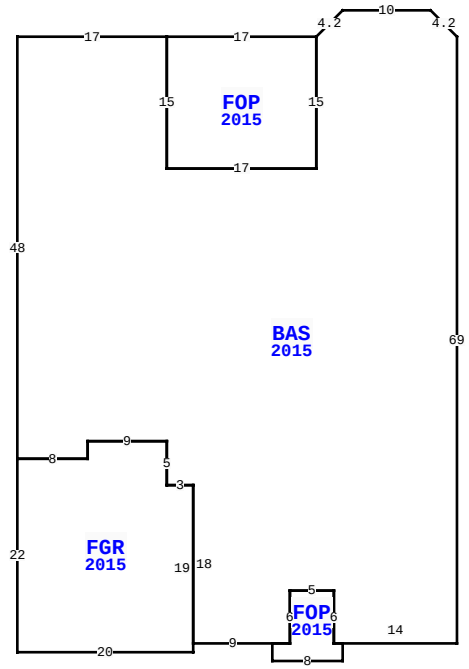
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,775	100	2015	2,775	484,297
FGR	449	55	2015	247	43,107
FOP	46	30	2015	14	2,444
FOP	255	30	2015	76	13,263
TOTALS	3,525			3,112	543,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,112	110.6070	183.61	571,394	2015	2015	0	0	0	4.95	95.05

1 SFR CUST 100% - 2020 Heated Area: 2775 HX Base Yr 2020



96224 OCEAN BREEZE DR, 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		543,110
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		850,030
SOH/AGL Deduction		328,972
ASSESSED VALUE		521,058
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		469,647
TOTAL JUST VALUE		850,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530316	CO ISSUED	0	07/31/2015
B1530316	NEW CONSTR	338,135	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/1594	8/23/2019	WD	Q	I	01	599,000
GRANTOR: KORMAN JONATHAN F & M						
GRANTEE: CULLEN CAROL & BRUS						
1996/1149	7/31/2015	WD	Q	I	02	446,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: KORMAN JONATHAN F &						

BUILDING NOTES

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	2015	2015	3	96	1,920	

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W10 D3 L3 FOP=[YR=2015] W17 S15 E17 N15$ S15 W17 N15 W17 S48 FGR=[YR=2015] S22 E20 N19 W3 N5 W9 S2 W8$ E8 N2 E9 S5 E3 S18 E9 FOP=[YR=2015] S2 E8 N2 W1 N6 W5 S6 W2$ E2 N6 E5 S6 E14 N69$.

LAND DESCRIPTION

TOTAL OB/XF 1,920

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 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