

STONE MICHAEL A & DAGNEY N
96212 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0026-0000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 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	2.	2. 100			
Units	0	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	2,144	100	2016	2,144	376,143
FOP	69	30	2016	21	3,684
FOP	180	30	2016	54	9,474
FOP	448	30	2016	134	23,509
FST	252	55	2016	139	24,386
FUS	1,136	100	2016	1,136	199,300
PTO	284	5	2017	14	2,457
STR	56	10	2016	6	1,053
TOTALS	4,569			3,648	640,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,648	110.09	25	666,672	2016	2016	0	0	4.00	96.00
			1 SFR CUST		100% - 2020		Heated Area: 3280		HX Base Yr		

Basement

First Floor

Second Floor

Basement

First Floor

Second Floor

Basement

First Floor

Second Floor

Basement

First Floor

Second Floor

NASSAU COUNTY PROPERTY

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VALUATION BY		VALUATION SUMMARY	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		640,005	
TOTAL MARKET OB/XF VALUE		3,578	
TOTAL LAND VALUE - MARKET		310,250	
TOTAL MARKET VALUE		953,833	
SOH/AGL Deduction		0	
ASSESSED VALUE		953,833	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		953,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		937,321	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0935	10/01/2019	WD Q	I	01		682,500

GRANTOR: MORRIS ROBERT G II &

GRANTEE: STONE MICHAEL A & D

2097/0036

11/18/2016

WD U

I

11

100

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: MORRIS ROBERT G II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W9 PTO=[YR=2017] N9 W24 S12 E3
FOP=[YR=2016] S10 E18 N10 W18\$ E18 U3 R3 \$ D3 L3 S10 W18
N10 W13 S11 W4 S22 FOP=[YR=2016] S23 E20 N4 FOP=[YR=2016] E9
U2 R2 U5 L5 N1 W6 S8\$ N17 W6 N2 W14\$ E14 S2 E6 S9 E6 S1 D5
R5 D2 L2 S8 FST=[YR=2016] S12 E21 N12 W21\$ E21 N60\$ PTR=E20
FUS=[YR=2016] E36 S17 E4 S3 STR=[YR=2016] S14 W4 N14 E4\$ W8
S8 D6 L6 N1 W26 N33\$ W20\$.

LAND DESCRIPTION

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							
2	000100	C	RES	100	0005	PUD	0.00	0.00	0.14	AC		1.00	1.00	0.50	75,000.00	37,500.00	5,250							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.14 Total Land Value: 310,250 Market: 0 Agricultural: 0 Common: 310,250 PRINTED 07/09/2026 BY SYS