LOT 28
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25

MCHUGH WILLIAM E JR & MARION H L/E/
96204 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

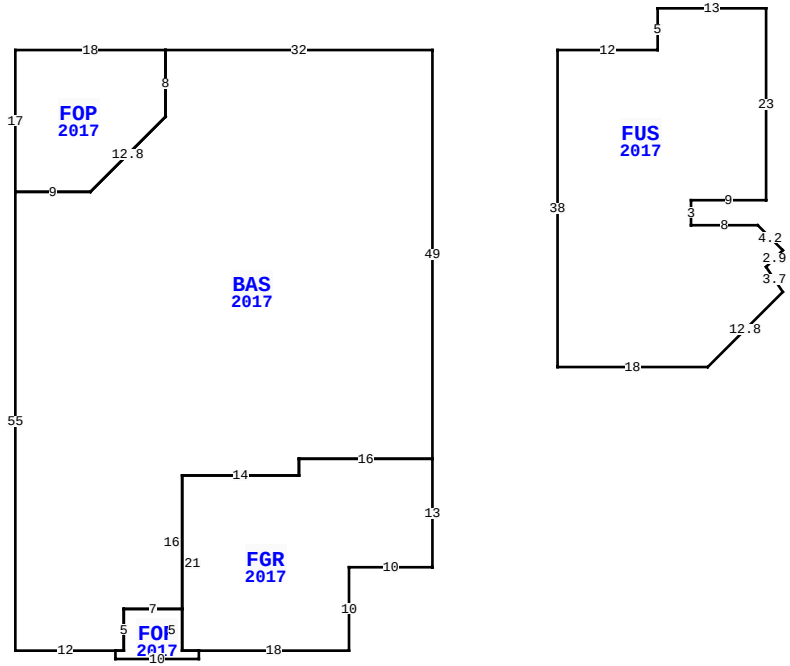
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	2,638	100	2017	2,638	445,136
FGR	562	55	2017	309	52,141
FOP	45	30	2017	14	2,362
FOP	266	30	2017	80	13,499
FUS	972	100	2017	972	164,015
TOTALS	4,483			4,013	677,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,013	105.3360	174.86	701,713	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2018 Heated Area: 3610 HX Base Yr 2018



96204 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		677,153
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		310,250
TOTAL MARKET VALUE		989,343
SOH/AGL Deduction		387,816
ASSESSED VALUE		601,527
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		545,116
TOTAL JUST VALUE		989,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		970,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011185	CO ISSUED	0	12/15/2017
B1705114	NEW CONSTR	444,075	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/528	7/08/2024	LE	U	I	11	100
GRANTOR: MCHUGH WILLIAM E JR &						
GRANTEE: MCHUGH ASHLEY						
2311/0481	10/08/2019	SW	U	V	37	5,000
GRANTOR: KAPER JENNIFER						
GRANTEE: MCHUGH WILLIAM E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W32 FOP=[YR=2017] W18 S17 E9 U9 R9 N8$ S8 D9 L9 W9 S55 E12 FOP=[YR=2017] S1 E10 N1 FGR=[YR=2017] E18 N10 E10 N13 W16 S2 W14 S21 E2$ W2 N5 W7 S5 W1$ E1 N5 E7 N16 E14 N2 E16 N49$ PTR=E15 FUS=[YR=2017] E12 N5 E13 S23 W9 S3 E8 D3 R3 D2 L2 D3 R2 D9 L9 W18 N38$ W15$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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