LOT 36
OCEAN BREEZE AT AMELIA PB 8/91

DAVITO STEVEN P & KRISTINE MARIE
96172 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

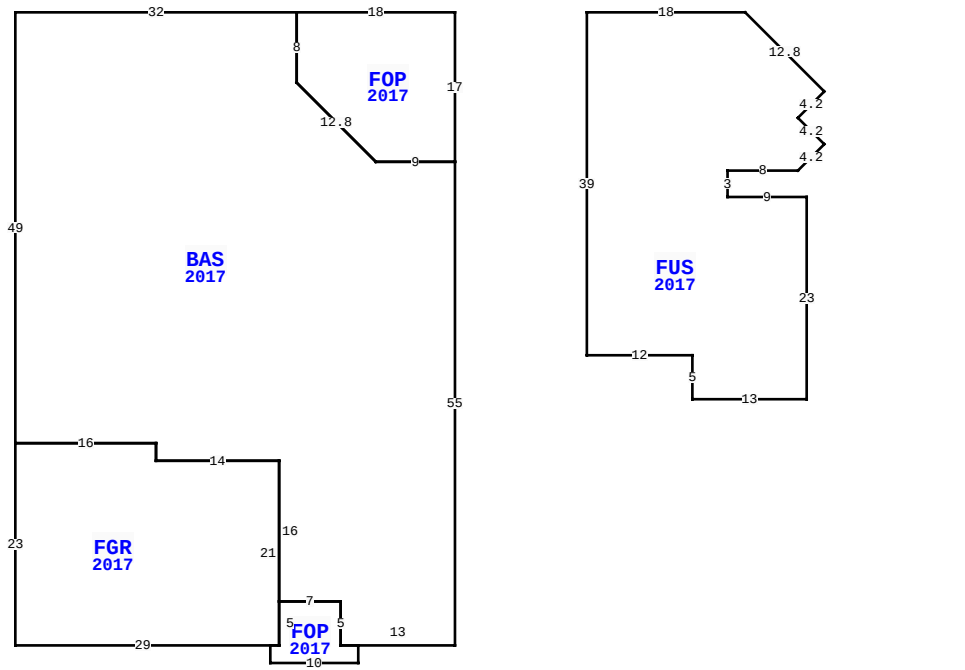
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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
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	443,060
FGR	662	55	2017	364	61,135
FOP	55	30	2017	16	2,687
FOP	266	30	2017	80	13,436
FUS	995	100	2017	995	167,114
TOTALS	4,616			4,093	687,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,093	105.3360	174.86	715,702	2017	2017	0	0	0	3.95	96.05

1 SFR CUST 100% - 2020 Heated Area: 3633 HX Base Yr 2020



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

96172 OCEAN BREEZE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		687,432
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		994,372
SOH/AGL Deduction		460,377
ASSESSED VALUE		533,995
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		477,584
TOTAL JUST VALUE		994,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		967,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704666	CO ISSUED	0	05/25/2017
B1632626	NEW CONSTR	445,758	07/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1507	8/05/2019	WD	Q	I	01	722,000
GRANTOR: SHEFFIELD GEORGE W SR						
GRANTEE: DAVITO STEVEN PETER						
2124/0868	5/26/2017	WD	Q	I	02	593,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W18 BAS=[YR=2017] W32 S49 FGR=[YR=2017] S23 E29 FOP=[YR=2017] S2 E10 N2 W2 N5 W7 S5 W1$ E1 N21 W14 N2 W16$ E16 S2 E14 S16 E7 S5 E13 N55 W9 U9 L9 N8$ S8 D9 R9 E9 N17$ PTR=E15 FUS=[YR=2017] E18 D9 R9 D3 L3 R3 D3 D3 L3 W8 S3 E9 S23 W13 N5 W12 N39$ W15$.

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	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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