LOT 38
IN OR 2111/558
OCEAN BREEZE AT AMELIA PB 8/91

LOWTHER BRYAN RICHARD & KELSEY
96164 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0038-0000

BUILDING CHARACTERISTICS

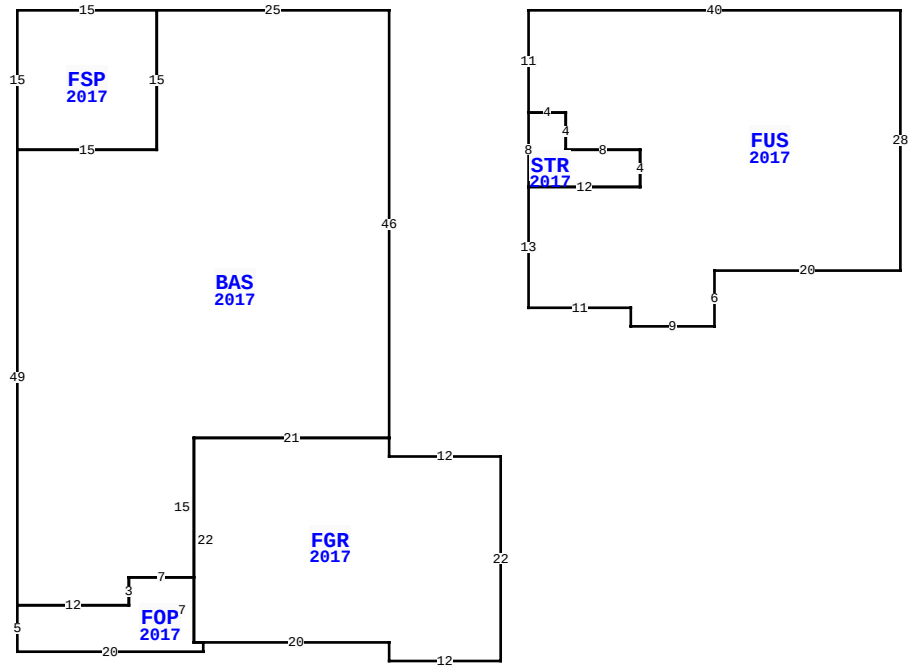
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100	2017	1,936	349,279
FGR	726	55	2017	399	71,985
FOP	117	30	2017	35	6,315
FSP	225	40	2017	90	16,237
FUS	1,154	100	2017	1,154	208,196
STR	64	10	2017	6	1,083
TOTALS	4,222			3,620	653,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,620	113.2110	187.93	680,307	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2018 Heated Area: 3090 HX Base Yr 2018



96164 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		653,095
TOTAL MARKET OB/XF VALUE		49,440
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		1,007,535
SOH/AGL Deduction		405,848
ASSESSED VALUE		601,687
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		550,276
TOTAL JUST VALUE		1,007,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		973,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800498	SWIM POOL	25,000	01/17/2018
17002657	CO ISSUED	0	03/30/2017
B1632627	NEW CONSTR	386,911	07/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/0558	3/30/2017	WD	Q	I	02	536,300
GRANTOR: W R HOWELL COMPANY						
GRANTEE: LOWTHER BRYAN RICHA						
2042/1954	4/28/2016	SW	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FSP=[YR=2017] W15 S15 E15 N15$ S15 W15 S49 FOP=[YR=2017] S5 E20 N1 FGR=[YR=2017] E20 S2 E12 N22 W12 N2 W21 S22 E1$ W1 N7 W7 S3 W12$ E12 N3 E7 N15 E21 N46$PTR=E15 FUS=[YR=2017] E40 S28 W20 S6 W9 N2 W11 N13 STR=[YR=2017] N8 E4 S4 E8 S4 W12$ E12 N4 W8 N4 W4 N11$ 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	
4	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

TOTAL OB/XF 49,440

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