LOT 40
IN OR 2117/929
OCEAN BREEZE AT AMELIA PB 8/91

SMITH OLIVER M JR & MARY H
96156 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0040-0000

BUILDING CHARACTERISTICS

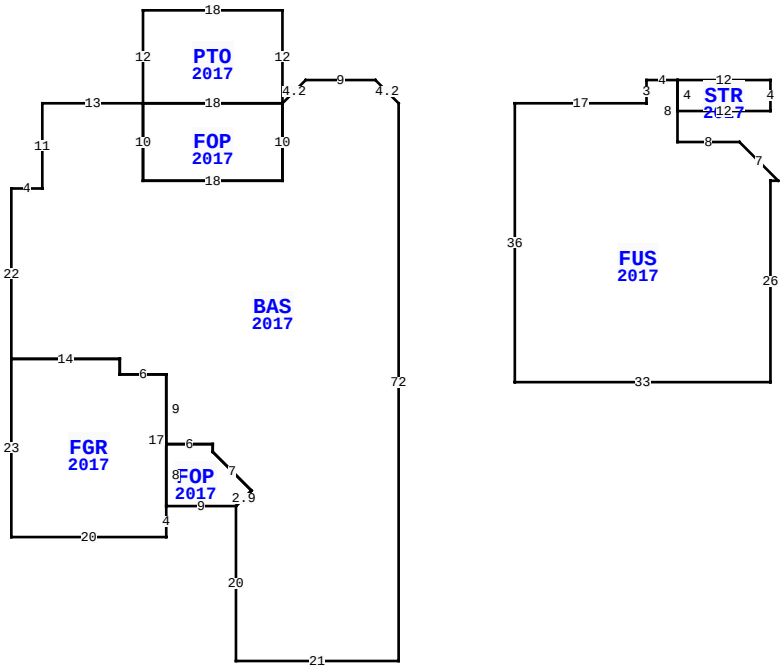
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,396	100	2017	2,396	430,891
FGR	448	55	2017	246	44,240
FOP	69	30	2017	21	3,777
FOP	180	30	2017	54	9,711
FUS	1,133	100	2017	1,133	203,756
PTO	216	5	2017	11	1,978
STR	48	10	2017	5	899
TOTALS	4,490			3,866	695,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,866	112.2660	186.36	720,468	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2018 Heated Area: 3529 HX Base Yr 2018



96156 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		695,252
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		1,000,252
SOH/AGL Deduction		401,517
ASSESSED VALUE		598,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		547,324
TOTAL JUST VALUE		1,000,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		971,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633174	CO ISSUED	0	04/25/2017
B1633174	NEW CONSTR	422,602	10/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0929	4/27/2017	WD	Q	I	01	587,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SMITH OLIVER MITCHE						
1973/0724	4/01/2015	SW	U	V	30	425,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W9 D3 L3 PTO=[YR=2017] N12 W18 S12 FOP=[YR=2017] S10 E18 N10 W18$ E18$ S10 W18 N10 W13 S11 W4 S22 FGR=[YR=2017] S23 E20 N4FOP=[YR=2017] E9 U2 R2 U5 L5 N1 W6 S8$ N17 W6 N2 W14$ E14 S2 E6 S9 E6 S1 D5 R5 D2 L2 S20 E21 N72$ PTR=E15 FUS=[YR=2017] E17 N3 E4 STR=[YR=2017] E12 S4 W12 N4$ S8 E8 D5 R5 W1 S26 W33 N36$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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