LOT 41
IN OR 2167/1795
OCEAN BREEZE AT AMELIA PB 8/91

TSCHETTER LON & EVE
96152 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0041-0000

BUILDING CHARACTERISTICS

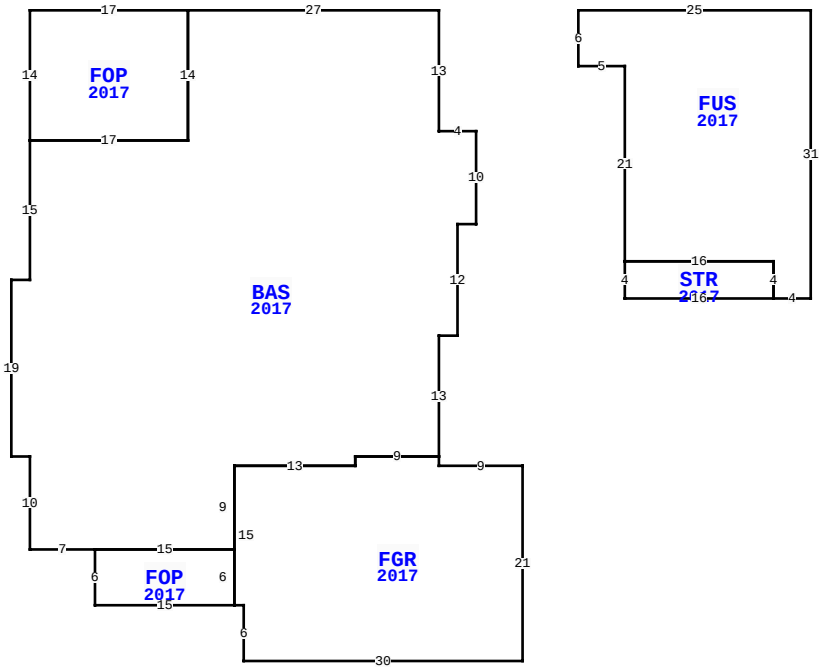
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,209	100	2017	2,209	391,068
FGR	654	55	2017	360	63,732
FOP	90	30	2017	27	4,780
FOP	238	30	2017	71	12,569
FUS	586	100	2017	586	103,741
STR	64	10	2017	6	1,062
TOTALS	3,841			3,259	576,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,259	111.0900	184.41	600,992	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2018 Heated Area: 2795 HX Base Yr 2018



96152 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		576,952
TOTAL MARKET OB/XF VALUE		59,989
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		941,941
SOH/AGL Deduction		376,499
ASSESSED VALUE		565,442
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		514,031
TOTAL JUST VALUE		941,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		906,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802607	SCRN	20,664	03/13/2018
B1801269	SWIM POOL	48,100	02/06/2018
17011558	CO ISSUED	0	12/29/2017
B1706026	NEW CONSTR	347,125	07/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/1795	12/29/2017	WD	Q	I	02	540,300
GRANTOR: W R HOWELL COMPANY						
GRANTEE: TSCHETTER LON & EVE						
2100/0462	2/06/2017	SW	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	792.00	SF	18.00	18.00	100	2018	2018	3	74	10,549	

BUILDING DIMENSIONS

BAS=[YR=2017] W27 FOP=[YR=2017] W17 S14 E17 N14$ S14 W17 S15 W2 S19 E2 S10 E7 FOP=[YR=2017] S6 E15 FGR=[YR=2017] E1 S6 E30 N21 W9 N1 W9 S1 W13 S15$ N6 W15$ E15 N9 E13 N1 E9 N13 E2 N12 E2 N10 W4 N13$ PTR= E15 FUS=[YR=2017] E25 S31 W4 STR=[YR=2017] W16 N4 E16 S4$ N4 W16 N21 W5 N6$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 59,989

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							

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