LOT 44
IN OR 2140/1302
OCEAN BREEZE AT AMELIA PB 8/91

HIGHSMITH JENNIFER & BRANDON
96140 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0044-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

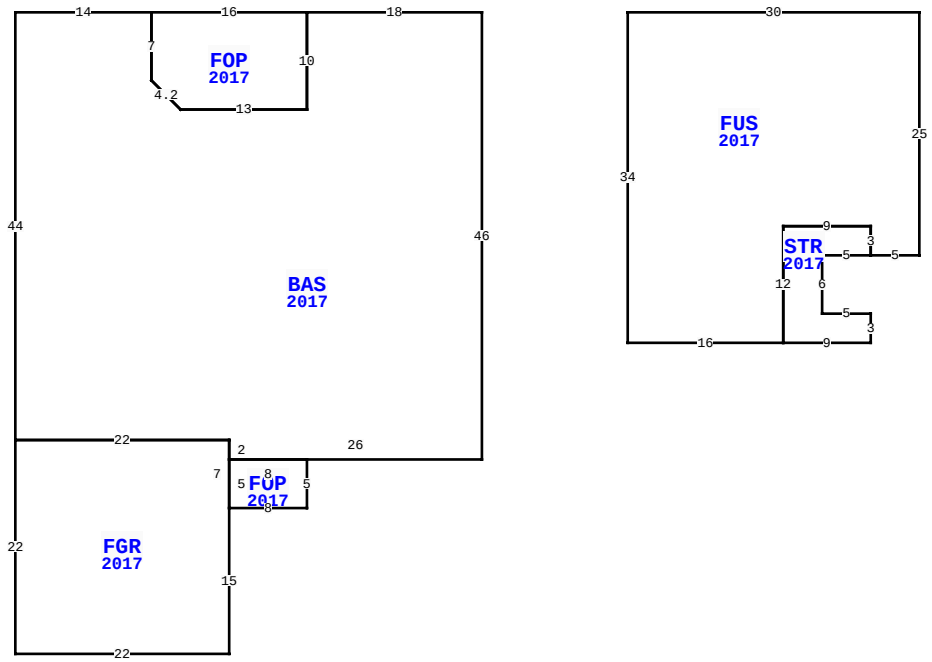
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2017	2,009	366,218
FGR	484	55	2017	266	48,488
FOP	40	30	2017	12	2,188
FOP	156	30	2017	47	8,567
FUS	867	100	2017	867	158,044
STR	78	10	2017	8	1,458
TOTALS	3,634			3,209	584,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,209	113.7948	188.90	606,180	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 0% - 0 Heated Area: 2876 HX Base Yr



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

96140 OCEAN BREEZE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	584,964
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	305,000
TOTAL MARKET VALUE	889,964
SOH/AGL Deduction	92,644
ASSESSED VALUE	797,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	797,320
TOTAL JUST VALUE	889,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	863,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B176776	CO ISSUED	0	07/31/2017
B1633431	NEW CONSTR	349,836	11/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1302	7/27/2017	SW	Q	I	01	479,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HIGHSMITH JENNIFER						
2136/0878	7/07/2017	SW	U	V	11	100
GRANTOR: W R HOWELL COMPANY						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] W16 S7 D3 R3 E13 N10$ S10 W13 U3 L3 N7 W14 S44 FGR=[YR=2017] S22 E22 N15
FOP=[YR=2017] E8 N5 W8 S5$ N7 W22$ E22 S2 E26 N46$ PTR=E15
FUS=[YR=2017] E30 S25 W5 STR=[YR=2017] W5 S6 E5 S3 W9 N12 E9 S3$ N3 W9 S12 W16 N34$ 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	0		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