LOT 45
IN OR 2012/698
OCEAN BREEZE AT AMELIA PB 8/91

AGALIOTIS DIMITRIOS & GAIL
96136 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0741-0045-0000**

## BUILDING CHARACTERISTICS

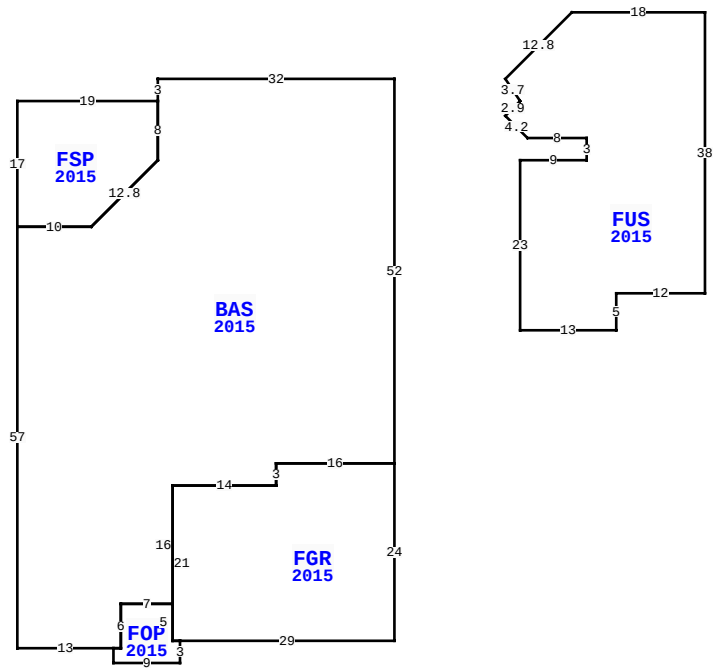
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 2,838 | 100 | 2015 | 2,838 | 465,072 |
| FGR | 678 | 55 | 2015 | 373 | 61,125 |
| FOP | 61 | 30 | 2015 | 18 | 2,950 |
| FSP | 283 | 40 | 2015 | 113 | 18,518 |
| FUS | 972 | 100 | 2015 | 972 | 159,285 |
| TOTALS | 4,832 | | | 4,314 | 706,948 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,314 | 106.7220 | 177.16 | 764,268 | 2015 | 2015 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SFR CUST 100% - 2016 Heated Area: 3810 HX Base Yr 2016




96136 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 | | 706,948 |
| TOTAL MARKET OB/XF VALUE | | 61,241 |
| TOTAL LAND VALUE - MARKET | | 305,000 |
| TOTAL MARKET VALUE | | 1,073,189 |
| SOH/AGL Deduction | | 385,128 |
| ASSESSED VALUE | | 688,061 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 636,650 |
| TOTAL JUST VALUE | | 1,073,189 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,039,899 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530537 | CO ISSUED | 0 | 10/28/2015 |
| B1531117 | SCRNENCL | 31,248 | 09/01/2015 |
| B1530921 | SWIM POOL | 45,000 | 08/01/2015 |
| B1530537 | NEW CONSTR | 455,708 | 06/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2012/0698 | 10/30/2015 | WD | Q | I | 01 | 666,100 |
| GRANTOR: D S WARE HOMES LLC | | | | | | |
| GRANTEE: AGALIOTIS DIMITRIOS | | | | | | |
| 1971/0981 | 3/31/2015 | SW | Q | V | 05 | 420,000 |
| GRANTOR: OCEAN BREEZE OF AMELI | | | | | | |
| GRANTEE: D S WARE HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W32 S3 FSP=[YR=2015] W19 S17 E10 U9 R9 N8$ S8 D9 L9 W10 S57 E13 FOP=[YR=2015] S2 E9 N3 FGR=[YR=2015] E29 N24 W16 S3 W14 S21 E1$ W1 N5 W7 S6 W1$ E1 N6 E7 N16 E14 N3 E16 N52$ PTR=E15 FUS=[YR=2015] U9 R9 E18 S38 W12 S5 W13 N23 E9 N3 W8 U3 L3 U2 R2 U3 L2 $ 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 | 2015 | 2015 | 3 | 96 | 1,920 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,326.00 | SF | 18.00 | 18.00 | 100 | 2015 | 2015 | 3 | 60 | 14,321 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2015 | 2015 | 04 | 90 | 45,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 61,241

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS