

RUSSO STEPHEN L
96120 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	1608	WD FR STUC 100 IRREGULAR 100			
Roof Structur	0305	COMP SHNGL 100 DRYWALL 100			
Roof Cover	1105	CLAY TILE 50			
Interior Wall	1403	CARPET 50			
Interior Floo	0304	CENTRAL 100 AIR DUCTED 100			
Air Condition					
Heating Type					
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	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	2,808	100	2017	2,808	507,920
FGR	688	55	2017	378	68,374
FOP	41	30	2017	12	2,171
FOP	195	30	2017	58	10,491
TOTALS	3,732			3,256	588,956

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,256	113.5050	188.42	613,496	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2024 Heated Area: 2808 HX Base Yr

The floor plan shows a rectangular building footprint with several internal divisions. Key areas are labeled: BAS 2017 (Basement), FOP 2017 (First Floor), and FGR 2017 (Front Yard). Dimensions are provided for various sections, such as 14, 19, 22, 29, 40, 18, 10, 9, 12, 19, 16, 7, 3, 12, 6, 14, 63, 12, 14, 2.9, 4.2, and 7. The total heated area is noted as 2808.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,256	113.5050	188.42	613,496	2017	2017	0	0	0	4.00	96.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						588,956					
TOTAL MARKET OB/XF VALUE						104,576					
TOTAL LAND VALUE - MARKET						305,000					
TOTAL MARKET VALUE						998,532					
SOH/AGL Deduction						50,287					
ASSESSED VALUE						948,245					
TOTAL EXEMPTION VALUE						13					
BASE TAXABLE VALUE						0					
TOTAL JUST VALUE						998,532					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						923,315					

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1908	2/24/2017	WD	Q	I	02	577,500

GRANTOR:D S WARE HOMES LLC
GRANTEE:RUSSO STEPHEN L
2042/1951 4/28/2016 SW Q V I 01 120,800
GRANTOR:OCEAN BREEZE OF AMELI
GRANTEE:D S WARE HOMES LLC

BUILDING NOTES

BLD DATE	XF DATE	LGL DATE

04/16/2026 MLU

BUILDING DIMENSIONS

BAS=[YR=2017] W22 FOP=[YR=2017] W19 S12 E14 U2 R2 N7 U3 R3 \$ D3 L3 S7 D2 L2 W14 N12 W14 S63 E14 S6 E12 FOP=[YR=2017] S2 E10 N2 FGR=[YR=2017] E19 N40 W12 S18 W10 S10 E1 S12 E2\$ W2 N3 W7 S3 W1\$ E1 N3 E7 N9 W1 N10 E10 N18 E12 N29\$.

LAND DESCRIPTION

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							

TOTAL OB/XF

104,576

REVIEW DATE

03/14/2024	BY KBA	Total Acres: 0.00	Total Land Value: 305,000	Market: 0	Agricultural: 0	Common: 305,000
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PRINTED 07/09/2026 BY SYS