LOT 50
IN OR 2055/1439
OCEAN BREEZE AT AMELIA PB 8/91

WEST DAVID A & CATHY E
96116 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

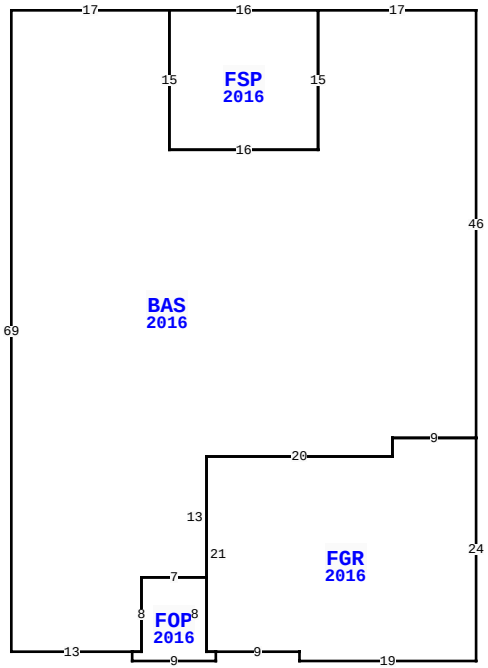
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,527	100	2016	2,527	467,014
FGR	646	55	2016	355	65,607
FOP	65	30	2016	20	3,696
FSP	240	40	2016	96	17,742
TOTALS	3,478			2,998	554,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,998	115.9725	192.51	577,145	2016	2016	0	0	0	4.00	96.00

1 SFR CUST 100% - 2017 Heated Area: 2527 HX Base Yr 2017



96116 OCEAN BREEZE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		554,059
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		859,059
SOH/AGL Deduction		348,585
ASSESSED VALUE		510,474
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		459,063
TOTAL JUST VALUE		859,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530934	CO ISSUED	0	06/23/2016
B1530934	NEW CONSTR	313,008	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/1439	6/27/2016	WD	Q	I	01	485,900
GRANTOR: D S WARE HOMES LLC						
GRANTEE: WEST DAVID A & CATH						
1958/1068	1/18/2015	SW	Q	V	05	325,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W16 S15 E16 N15$ S15 W16 N15 W17 S69 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E9 S1 E19 N24 W9 S2 W20 S21 E1 $ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E20 N2 E9 N46$.

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 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