

LOT 51
OCEAN BREEZE AT AMELIA PB 8/91

ALVEY RANDEL & THERESA REV TRUST/ALVEY RANDEL S TR
96112 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0051-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																	
Exterior Wall	16	WD FR STUC 90	0500	01	4,081	110.8800	184.06	751,149	2016	2016	0	0	0	4.45	95.55	VALUATION BY STANDARD																
Exterior Wall	10	ABOVE AVG 10	1 SFR CUST 100% - 2026													Heated Area: 3616																
Roof Structure	08	IRREGULAR 100														HX Base Yr 2026																
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	11	CLAY TILE 50																														
Interior Floo	12	HARDWOOD 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	5	100																														
Bathrooms	4.5	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	2,638	100	2016	2,638	463,943																											
FGR	662	55	2016	364	64,017																											
FOP	55	30	2016	16	2,814																											
FOP	266	30	2016	80	14,070																											
FUS	978	100	2016	978	172,001																											
STR	51	10	2016	5	879																											
TOTALS			4,650		4,081	717,723																										
EXTRA FEATURES						96112 OCEAN BREEZE DR, FERNANDINA BEACH																										
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	2016	2016	3	96	1,920																
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500																
TOTAL OB/XF 49,420																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE															
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																																

VALUATION SUMMARY

Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	717,723
TOTAL MARKET OB/XF VALUE	49,420
TOTAL LAND VALUE - MARKET	305,000
TOTAL MARKET VALUE	1,072,143
SOH/AGL Deduction	0
ASSESSED VALUE	1,072,143
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	1,020,732
TOTAL JUST VALUE	1,072,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,059,365

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1310	6/29/2022	WD Q	I		01	1,500,000

GRANTOR: VAN LANEN PLEUN M & D
GRANTEE: ALVEY RANDEL S & TH
2029/0872 2/18/2016 WD Q I 02 570,700
GRANTOR: DS WARE HOMES LLC
GRANTEE: VAN LANEN PLEUN MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 FOP=[YR=2016] W18 S17 E9 U9 R9 N8\$ S8 D9 L9 W9 S55 E11 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E29 N23 W16 S2 W14 S21 E1\$ W1 N5 W7 S5 W2\$ E2 N5 E7 N16 E14 N2 E16 N49\$ PTR=E20 FUS=[YR=2016] E12 N5 E12 S23 STR=[YR=2016] E8 S3 W17 N3 E9\$ W9 S3 E8 D7 R6 D11 L11 W18 N39\$ W20\$.