LOT 53
OCEAN BREEZE AT AMELIA PB 8/91

VERSTEEG JUDITH L L/E/
96104 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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

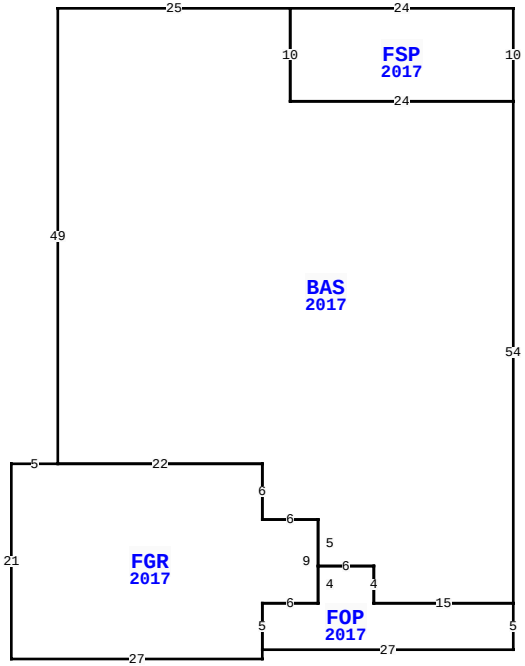
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	2017	2,488	462,609
FGR	621	55	2017	342	63,591
FOP	159	30	2017	48	8,925
FSP	240	40	2017	96	17,850
TOTALS	3,508			2,974	552,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,974	116.0712	192.68	573,030	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2019 Heated Area: 2488 HX Base Yr 2019



96104 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		552,974
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		857,974
SOH/AGL Deduction		335,565
ASSESSED VALUE		522,409
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		470,998
TOTAL JUST VALUE		857,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011048	CO ISSUED	0	12/12/2017
17002802	NEW CONSTR	323,359	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/47	4/24/2023	LE	U	I	11	100
GRANTOR: VERSTEEG JUDITH L						
GRANTEE: SCHRAUTEMEIER KAREN						
2164/1463	12/13/2017	WD	Q	I	02	499,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VERSTEEG JUDITH L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W24 BAS=[YR=2017] W25 S49 FGR=[YR=2017] W5 S21 E27 N1 FOP=[YR=2017] E27N5 W15 N4 W6 S4 W6 S5$ N5 E6 N9 W6 N6 W22$ E22 S6 E6 S5 E6 S4 E15 N54 W24 N10$ S10 E24 N10$.

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 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