

LOT 54
IN OR 2139/891
OCEAN BREEZE AT AMELIA PB 8/91

SOWERS ROBERT G & DIONNA M
96100 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,610	100	2017	2,610	479,057
FGR	652	55	2017	359	65,894
FOP	39	30	2017	12	2,203
FSP	175	40	2017	70	12,848
PTO	418	5	2017	21	3,855
TOTALS	3,894			3,072	563,856

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0911	SCRN RM A	0	100	0	0	940.00	SF	18.00	18.00	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,072	114.7608	190.50	585,216	2017	2017	0	0	3.65	96.35
1 SFR CUST 100% - 2018 Heated Area: 2610 HX Base Yr 2018											

96100 OCEAN BREEZE DR, FERNANDINA BEACH											
BLD DATE: 04/16/2026 MLU											

TOTAL OB/XF											
61,374											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 563,856											
TOTAL MARKET OB/XF VALUE 61,374											
TOTAL LAND VALUE - MARKET 305,000											
TOTAL MARKET VALUE 930,230											
SOH/AGL Deduction 367,845											
ASSESSED VALUE 562,385											
TOTAL EXEMPTION VALUE HX HB 51,411											
BASE TAXABLE VALUE 510,974											
TOTAL JUST VALUE 930,230											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 903,513											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002924	SCRNENCL	9,000	04/03/2020
2000284	SWIM POOL	60,000	01/10/2020
B170609	CO ISSUED	0	07/31/2017
B1702119	NEW CONSTR	331,760	03/15/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2139/0891	8/09/2017	WD	Q	I	01	493,800	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: SOWERS ROBERT G & D							
2078/1532	10/17/2016	SW	U	V	30	348,800	
GRANTOR: OCEAN BREEZE OF AMELI							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
PTO=[YR=2017] W38 S11 BAS=[YR=2017] W9 D3 L3 S61 E11 FOP=[YR=2017] S2 E9 FGR=[YR=2017] S8 E11 N2 E19 N21 W30 S15\$ N5 W7 S3 W2\$ E2 N3 E7 N10 E30 N51 W18 FSP=[YR=2017] W20 D3 R3 S7 E17 N10\$ S10 W17 N7 U3 L3 \$ E38 N11\$.											