LOT 55
OCEAN BREEZE AT AMELIA PB 8/91

WAGNER GERALD J & SUSAN D REVOCABLE LIVING TRUST/W
96096 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

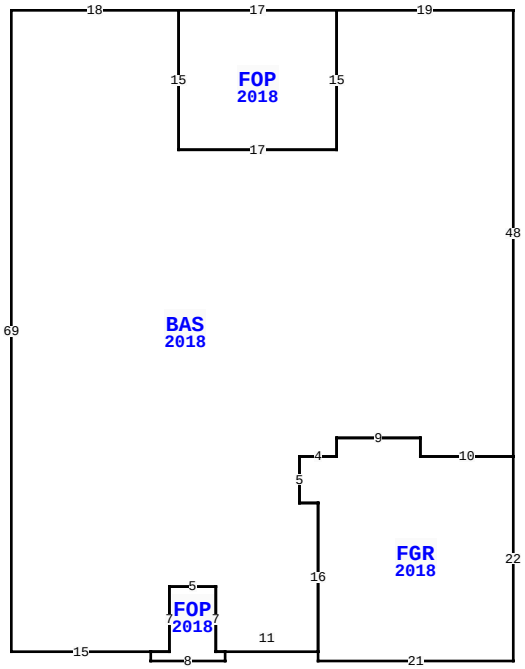
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,967	100	2018	2,967	545,432
FGR	490	55	2018	270	49,635
FOP	43	30	2018	13	2,390
FOP	255	30	2018	76	13,971
TOTALS	3,755			3,326	611,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,326	114.7608	190.50	633,603	2018	2018	0	0	0	3.50	96.50

1 SFR CUST 100% - 2019 Heated Area: 2967 HX Base Yr 2019



96096 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		611,427
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		963,927
SOH/AGL Deduction		374,716
ASSESSED VALUE		589,211
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		532,800
TOTAL JUST VALUE		963,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		914,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803310	SWIM POOL	46,410	04/02/2018
17011457	NEW CONSTR	366,528	12/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1842	4/28/2025	WD	U	I	11	100
GRANTOR: WAGNER GERALD J						
GRANTEE: WAGNER GERALD J & S						
2194/1009	5/03/2018	WD	Q	I	01	612,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: WAGNER GERALD J & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] W17 S15 E17 N15$ S15 W17 N15 W18 S69 E15 FOP=[YR=2018] S1 E8 N1 W1 N7 W5 S7 W2$ E2 N7 E5 S7 E11 FGR=[YR=2018] S1 E21 N22 W10 N2 W9 S2 W4 S5 E2 S16$ N16 W2 N5 E4 N2 E9 S2 E10 N48$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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