

HEALY THOMAS F JR & NANCY S
96080 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0057-0000



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	VALUATION SUMMARY																														
Exterior Wall		10	ABOVE AVG 100		0500	01	3,289	114.7608		626,554	2018	2018		0	0	3.00	97.00	VALUATION BY		STANDARD																												
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 2019													Heated Area: 2933																														
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2019																														
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		00	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	2,933	100	2018	2,933	541,975																																											
FGR	529	55	2018	291	53,773																																											
FOP	23	30	2018	7	1,294																																											
FOP	195	30	2018	58	10,718																																											
TOTALS																				3,680			3,289	607,757																								
EXTRA FEATURES					96080 OCEAN BREEZE DR, FERNANDINA BEACH															BLD DATE					LGL DATE					04/16/2026					MLU													
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																																
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940																																	
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500																																	