LOT 58
IN OR 2243/990
OCEAN BREEZE AT AMELIA PB 8/91

TYRRELL JAMES J & LAURA T
96076 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

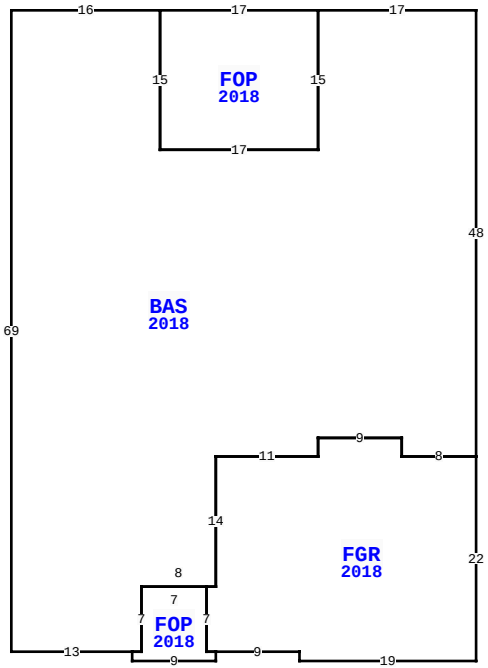
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,533	100	2018	2,533	462,950
FGR	632	55	2018	348	63,603
FOP	58	30	2018	17	3,107
FOP	255	30	2018	76	13,890
TOTALS	3,478			2,974	543,550

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	113.5050	188.42	560,361	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2020 Heated Area: 2533 HX Base Yr 2020



96076 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		543,550
TOTAL MARKET OB/XF VALUE		57,432
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		905,982
SOH/AGL Deduction		357,681
ASSESSED VALUE		548,301
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		496,890
TOTAL JUST VALUE		905,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		860,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812131	CO ISSUED	0	12/12/2018
B1806836	SWIM POOL	41,745	07/03/2018
B1804286	NEW CONSTR	336,299	04/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0990	12/07/2018	WD	Q	I	02	573,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: TYRRELL JAMES J & L						
2009/0968	10/15/2015	SW	Q	V	05	332,300
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] W17 S15 E17 N15$ S15 W17 N15 W16 S69 E13 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E9 S1 E19 N22 W8 N2 W9 S2 W11 S14 W1 S7 E1$ W1 N7 W7 S7 W1$ E1 N7 E8 N14 E11 N2 E9 S2 E8 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	
2	0911	SCRN RM A	0	100	0	0	600.00	SF	18.00	18.00	100	2018	2018	3	74	7,992	
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 57,432

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 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