LOT 59
OCEAN BREEZE AT AMELIA PB 8/91

PAYNE SHARON
96072 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

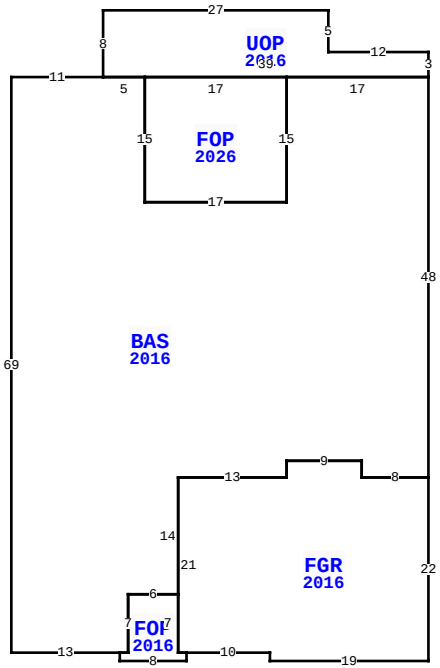
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,505	100	2016	2,505	427,739
FGR	667	55	2016	367	62,667
FOP	50	30	2016	15	2,561
FOP	255	30	2026	76	12,977
UOP	252	20	2016	50	8,538
TOTALS	3,729			3,013	514,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,013	107.7090	178.80	538,724	2016	2016	0	0	0	4.50	95.50

1 SFR CUST 100% - 2026 Heated Area: 2505 HX Base Yr 2026



96072 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		514,481
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		822,841
SOH/AGL Deduction		0
ASSESSED VALUE		822,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		771,430
TOTAL JUST VALUE		822,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		823,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP160295	CO ISSUED	0	01/23/2017
B1632439	NEW CONSTR	317,912	06/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2809/1831	8/19/2025	WD	Q	I	01	969,000
GRANTOR: GOMEZ JOHN						
GRANTEE: PAYNE SHARON						
2658/1968	7/28/2023	WD	Q	I	01	909,000
GRANTOR: SMITH JAMES R						
GRANTEE: GOMEZ JOHN						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360	

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-39,3] W11 S69 E13 E1 N7 E6 N14 E13 N2 E9 S2 E8 N48 W17 S15 W17 N15 W5 $
FGR=[YR=2016;ORIG=-29,72] E10 S1 E19 N22 W8 N2 W9 S2 W13 S21 E1 $
UOP=[YR=2016;ORIG=0,0] W12 N5 W27 S8 E39 N3 $
FOP=[YR=2016;ORIG=-37,72] S1 E8 N1 W1 N7 W6 S7 W1 $
FOP=[YR=2026;ORIG=-34,3] E17 S15 W17 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,360

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