

LOT 62
IN OR 2147/1644
OCEAN BREEZE AT AMELIA PB 8/91

CHURCH RICHARD W TRUST/CHURCH RICHARD W TRUSTEE
96062 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0062-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

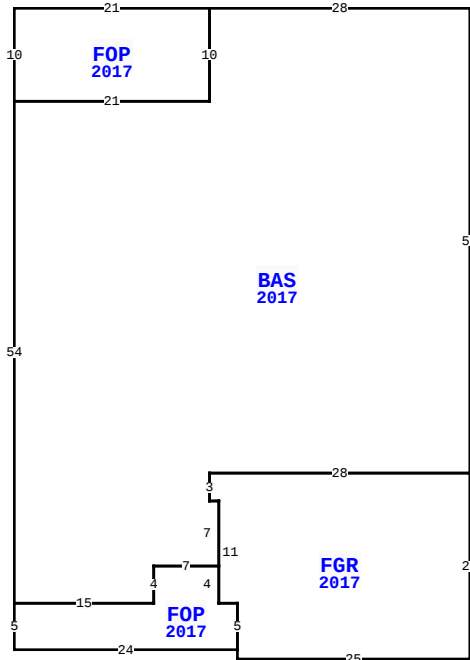
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,517	100	2017	2,517	461,225
FGR	531	55	2017	292	53,507
FOP	148	30	2017	44	8,063
FOP	210	30	2017	63	11,544
TOTALS	3,406			2,916	534,339

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
4	0911	SCRN RM A	0 100	0	0	882.00	SF	18.00	18.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,916	114.3933	189.89	553,719	2017	2017	0	0	0	3.50	96.50
1 SFR CUST 100% - 2019 Heated Area: 2517 HX Base Yr 2019												



96062 OCEAN BREEZE DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/16/2026 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		534,339	
TOTAL MARKET OB/XF VALUE		16,283	
TOTAL LAND VALUE - MARKET		305,000	
TOTAL MARKET VALUE		855,622	
SOH/AGL Deduction		321,112	
ASSESSED VALUE		534,510	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		483,099	
TOTAL JUST VALUE		855,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		849,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901191	SCRNENCL	23,302	02/06/2019
B1633525	NEW CONSTR	312,894	12/06/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/1644	9/20/2017	WD	Q	I	01	513,400
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: CHURCH RICHARD W &						
2033/1020	3/09/2016	SW	U	V	30	231,500
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W28 FOP=[YR=2017] W21 S10 E21 N10\$ S10 W21 S54 FOP=[YR=2017] S5 E24 FGR=[YR=2017] S1 E25 N20 W28 S3 E1 S11 E2 S5\$ N5 W2 N4 W7 S4 W15\$ E15 N4 E7 N7 W1 N3 E28 N50\$.									