LOT 64
OCEAN BREEZE AT AMELIA PB 8/91

VETTER KAREN M &/BRUDER KATHERINE M
96054 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0064-0000

BUILDING CHARACTERISTICS

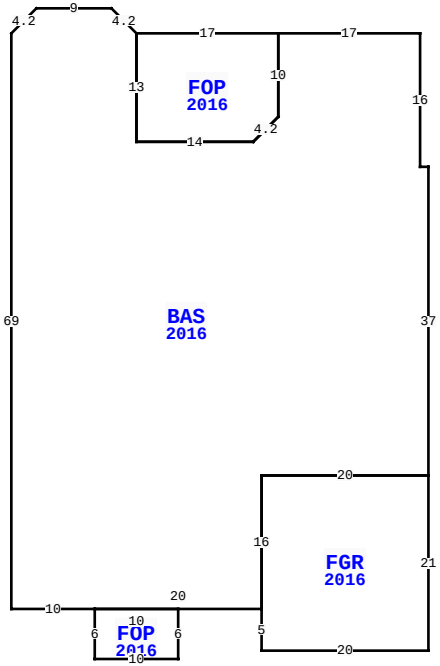
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,934	100	2016	2,934	544,114
FGR	420	55	2016	231	42,839
FOP	60	30	2016	18	3,338
FOP	217	30	2016	65	12,054
TOTALS	3,631			3,248	602,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,248	116.9826	194.19	630,729	2016	2016	0	0	0	4.50	95.50

1 SFR CUST 100% - 0 Heated Area: 2934 HX Base Yr 2018



96054 OCEAN BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		602,346
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		907,346
SOH/AGL Deduction		366,092
ASSESSED VALUE		541,254
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		489,843
TOTAL JUST VALUE		907,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		884,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531032	CO ISSUED	0	06/13/2016
B1531032	NEW CONSTR	352,797	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2370/0434	6/22/2020	WD	U	I	11	100
GRANTOR: VETTER KAREN M						
GRANTEE: VETTER KAREN M & KA						
2079/0819	10/20/2016	WD	Q	I	01	515,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VETTER KAREN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W17 S13 E14 U3 R3 N10$ S10 D3 L3 W14 N13 U3 L3 W9 D3 L3 S69 E10 FOP=[YR=2016] S6 E10 N6 W10$ E20 FGR=[YR=2016] S5 E20 N21 W20 S16$ N16 E20 N37 W1 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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