LOT 66
IN OR 2171/1580
OCEAN BREEZE AT AMELIA PB 8/91

NOE NORMAN E II & KATHLEEN D
96046 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

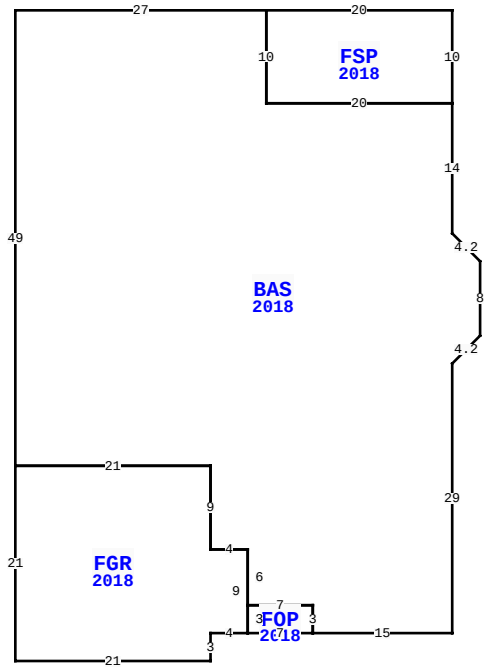
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,547	100	2018	2,547	470,359
FGR	477	55	2018	262	48,384
FOP	21	30	2018	6	1,108
FSP	200	40	2018	80	14,774
TOTALS	3,245			2,895	534,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,895	115.2816	191.37	554,016	2018	2018	0	0	0	3.50	96.50

1 SFR CUST 100% - 2019 Heated Area: 2547 HX Base Yr 2019



96046 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		534,625
TOTAL MARKET OB/XF VALUE		61,217
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		900,842
SOH/AGL Deduction		346,460
ASSESSED VALUE		554,382
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		502,971
TOTAL JUST VALUE		900,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		863,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807598	SCRNENCL	17,000	07/26/2018
B1803935	SWIM POOL	30,000	04/18/2018
B1800534	CO ISSUED	0	01/18/2018
1706761	NEW CONSTR	319,652	07/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/1580	1/19/2018	WD	Q	I	01	516,500
GRANTOR: D S WARE HOMES LLC						
GRANTEE: NOE NORMAN E II & K						
2048/0559	5/25/2016	SW	Q	V	01	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W20 BAS=[YR=2018] W27 S49 FGR=[YR=2018] S21 E21 N3 E4 FOP=[YR=2018] E7 N3 W7 S3$ N9 W4 N9 W21$ E21 S9 E4 S6 E7 S3 E15 N29 U3 R3 N8 U3 L3 N14 W20 N10$ S10 E20 N10$.

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
3	0911	SCRN RM A	0	100	0	0	752.00	SF	18.00	18.00	100	2018	2018	3	74	10,017	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	74	3,700	

LAND DESCRIPTION

TOTAL OB/XF 61,217

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS