LOT 67
OCEAN BREEZE AT AMELIA PB 8/91

GILLESPIE JOSEPH III & SANDRA WALTON L/E/
96243 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0067-0000

BUILDING CHARACTERISTICS

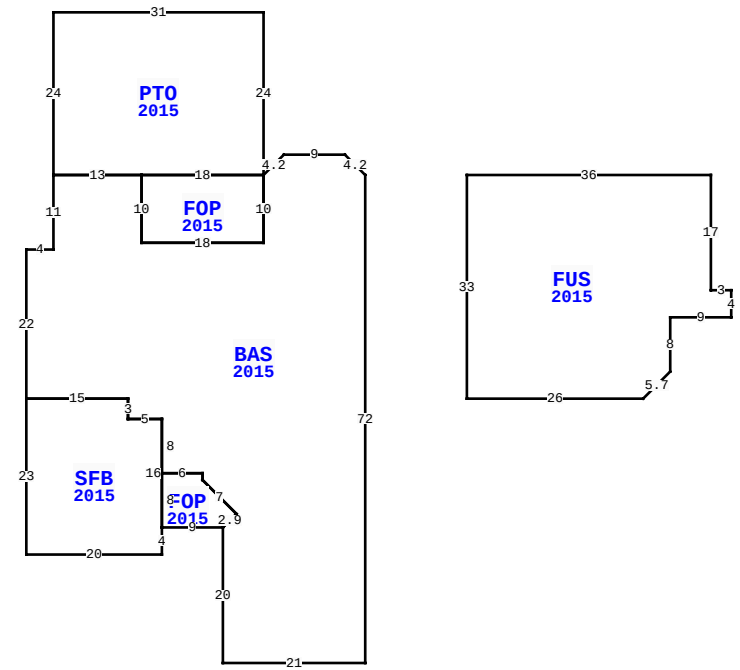
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,399	100	2015	2,399	425,842
FOP	69	30	2015	21	3,728
FOP	180	30	2015	54	9,585
FUS	1,120	100	2015	1,120	198,809
PTO	744	5	2015	37	6,567
SFB	445	80	2015	356	63,193
TOTALS	4,957			3,987	707,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,987	112.2660	186.36	743,017	2015	2015	0	0	0	4.75	95.25

1 SFR CUST 100% - 2023 Heated Area: 3875 HX Base Yr 2023



96243 OCEAN BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		707,724
TOTAL MARKET OB/XF VALUE		4,920
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		1,017,644
SOH/AGL Deduction		194,926
ASSESSED VALUE		822,718
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		771,307
TOTAL JUST VALUE		1,017,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		991,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011577	CO ISSUED	0	12/29/2017
B1530005	NEW CONSTR	417,074	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2875/1907	6/17/2026	LE	U	I	11	100
GRANTOR: GILLESPIE JOSEPH III						
GRANTEE: GILLESPIE JOSEPH &						
2586/0166	8/23/2022	WD	Q	I	01	1,050,000
GRANTOR: KLONTZ DAVID S & HARR						
GRANTEE: GILLESPIE JOSEPH II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W9 D3 L3 PTO=[YR=2015] N24 W31 S24 E13 FOP=[YR=2015] S10 E18 N10 W18$ E18$ S10 W18 N10 W13 S11 W4 S22 SFB=[YR=2015] S23 E20 N4 FOP=[YR=2015] E9 U2 R2 U5 L5 N1 W6 S8$ N16 W5 N3 W15$ E15 S3 E5 S8 E6 S1 D5 R5 D2 L2 S20 E21 N72$ PTR=E15 FUS=[YR=2015] E36 S17 E3 S4 W9 S8 D4 L4 W26 N33$ W15$.

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	2015	2015	3	96	1,920	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	60	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,920

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