LOT 69
OCEAN BREEZE AT AMELIA PB 8/91

KING KAREN & ROBERT
96251 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

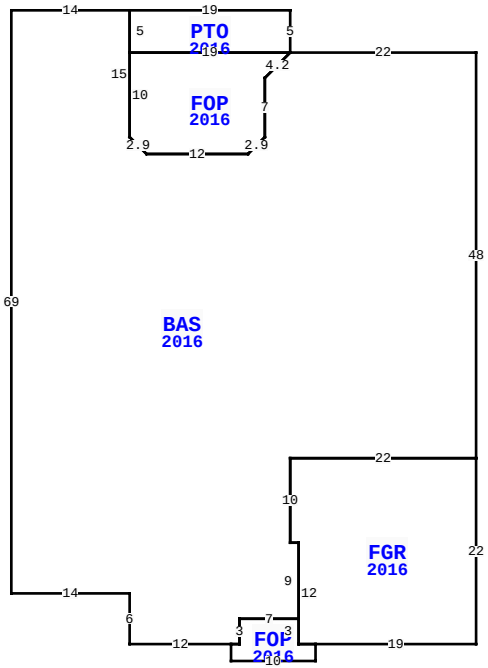
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	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	3,151	100	2016	3,151	571,809
FGR	472	55	2016	260	47,182
FOP	41	30	2016	12	2,177
FOP	193	30	2016	58	10,525
PTO	95	5	2016	5	907
TOTALS	3,952			3,486	632,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,486	114.4710	190.02	662,410	2016	2016	0	0	0	4.50	95.50

1 SFR CUST 100% - 2026 Heated Area: 3151 HX Base Yr 2026



96251 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		632,602
TOTAL MARKET OB/XF VALUE		66,500
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		1,004,102
SOH/AGL Deduction		0
ASSESSED VALUE		1,004,102
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		952,691
TOTAL JUST VALUE		1,004,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		972,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011705	R/R RES	200,000	10/21/2025
B1631385	CO ISSUED	0	11/01/2016
B1631937	SWIM POOL	60,000	03/01/2016
B1531385	NEW CONSTR	0	11/05/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2779/168	4/04/2025	WD	Q	I	01	1,335,000
GRANTOR: THOMPSON TERESA ANN &						
GRANTEE: KING KAREN & ROBERT						
2044/0833	4/29/2016	WD	Q	I	01	578,700
GRANTOR: DS WARE HOMES LLC						
GRANTEE: THOMPSON TERESA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W22 PTO=[YR=2016] N5 W19 S5 FOP=[YR=2016] S10 D2 R2 E12 U2 R2 N7 U3 R3 W19$ E19$ D3 L3 S7 D2 L2 W12 U2 L2 N15 W14 S69 E14 S6 E12 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E19 N22 W22 S10 E1 S12 E2$ W2 N3 W7 S3 W1$ E1 N3 E7 N9 W1 N10 E22 N48$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2016	2016	06	95	66,500	

LAND DESCRIPTION

TOTAL OB/XF 66,500

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