

MCGINITY LEO F JR/SANTORIELLO DEBORAH
96255 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0070-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										8	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		16		WD FR STUC 100		0500		01		3,287		110.6070		183.61		603,526		2017		2017		0		0		0		4.00		96.00		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SFR CUST		100%		- 2024		Heated Area: 2837										HX Base Yr 2024																	
Roof Cover		03		COMP SHNGL 100																												Tax Group: 8					Tax Dist:				
Interior Wall		05		DRYWALL 100																												BUILDING MARKET VALUE					579,385				
Interior Floo		12		HARDWOOD 70																												TOTAL MARKET OB/XF VALUE					14,779				
Interior Floo		14		CARPET 30																												TOTAL LAND VALUE - MARKET					385,000				
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					899,164				
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					0				
Bedrooms				4 100																												ASSESSED VALUE					899,164				
Bathrooms				3.5 100																												TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					847,753				
Stories		1.		1. 100																												TOTAL JUST VALUE					899,164				
Units		0		0 100																												NCON VALUE					0				
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					893,208				
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		2,837		100		2017		2,837		500,066																															
FGR		688		55		2017		378		66,629																															
FOP		48		30		2017		14		2,468																															
FOP		195		30		2017		58		10,223																															
TOTALS		3,768						3,287		579,385																															
EXTRA FEATURES										96255 OCEAN BREEZE DR, FERNANDINA BEACH										BLD DATE				LGL DATE		04/16/2026		MLU													
																				XF DATE				LAND DATE																	
																				INC DATE				AG DATE																	
L N	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	0100	0	0	913.00	SF	18.00	18.00	100	2019	2019	3	78	12,819																										
6	0504	FP-ELECTRI	0100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960																										