LOT 72
IN OR 2206/1306
OCEAN BREEZE AT AMELIA PB 8/91

VIKAN TODD T & RAMONA L J
96039 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

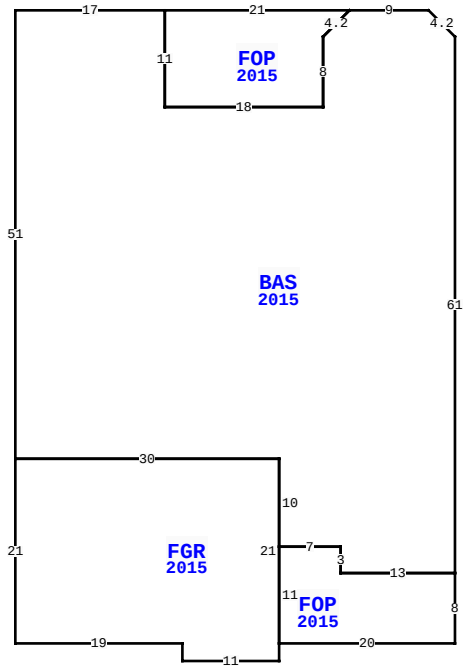
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2015	2,582	469,737
FGR	652	55	2015	359	65,312
FOP	181	30	2015	54	9,824
FOP	203	30	2015	61	11,098
TOTALS	3,618			3,056	555,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,056	114.7608	190.50	582,168	2015	2015	0	0	0	4.50	95.50

1 SFR CUST 100% - 2020 Heated Area: 2582 HX Base Yr 2020



96039 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		555,970
TOTAL MARKET OB/XF VALUE		49,420
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		910,390
SOH/AGL Deduction		362,337
ASSESSED VALUE		548,053
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		496,642
TOTAL JUST VALUE		910,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001100	SWIM POOL	37,000	02/13/2017
B1530389	CO ISSUED	0	11/19/2015
B1530389	NEW CONSTR	329,311	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/1306	6/27/2018	WD	Q	I	02	532,500
GRANTOR: AMBROSE ROBERT & ANNA						
GRANTEE: VIKAN TODD T & RAMO						
2082/1499	11/03/2016	WD	Q	I	01	448,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: AMBROSE ROBERT & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W9 FOP=[YR=2015] W21 S11 E18 N8 U3 R3 $ D3 L3 S8 W18 N11 W17 S51 FGR=[YR=2015] S21 E19 S2 E11 N2 FOP=[YR=2015] E20 N8 W13 N3 W7 S11$ N21 W30$ E30 S10 E7 S3 E13 N61$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 49,420

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