LOT 73
OCEAN BREEZE AT AMELIA PB 8/91

RODRIGUEZ JULIO & ROSARIO REVOCABLE TRUST/RODRIGUE
96004 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0073-0000

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

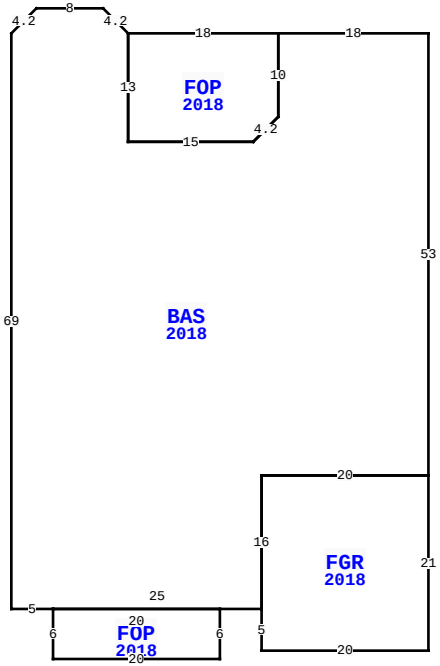
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,934	100	2018	2,934	537,606
FGR	420	55	2018	231	42,327
FOP	120	30	2018	36	6,596
FOP	230	30	2018	69	12,643
TOTALS	3,704			3,270	599,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,270	113.7948	188.90	617,703	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2021 Heated Area: 2934 HX Base Yr 2021



96004 SEA BREEZE WAY, 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		599,172
TOTAL MARKET OB/XF VALUE		51,940
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		956,112
SOH/AGL Deduction		343,431
ASSESSED VALUE		612,681
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		561,270
TOTAL JUST VALUE		956,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		913,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B207402	SWIM POOL	0	02/01/2021
B1703669	NEW CONSTR	359,612	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1368	8/22/2023	WD	U	I	11	100
GRANTOR: RODRIGUEZ ROSARIO & J						
GRANTEE: RODRIGUEZ JULIO & R						
2303/1196	9/12/2019	WD	Q	I	01	620,000
GRANTOR: COYLE ANTHONY P & SUS						
GRANTEE: RODRIGUEZ ROSARIO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W18 S13 E15 U3 R3 N10$ S10 D3 L3 W15 N13 U3 L3 W8 D3 L3 S69 E5 FOP=[YR=2018] S6 E20 N6 W20$ E25 FGR=[YR=2018] S5 E20 N21 W20 S16$ N16 E20 N53$.

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	2018	2018	3	97	1,940	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 51,940

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