

LOT 75
IN OR 2215/269
OCEAN BREEZE AT AMELIA PB 8/91

CHIARADONNA JANICE LEE
96012 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0075-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	2122.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,581	100	2017	2,581	456,924
FGR	623	55	2017	343	60,723
FOP	59	30	2017	18	3,186
FSP	255	40	2017	102	18,058

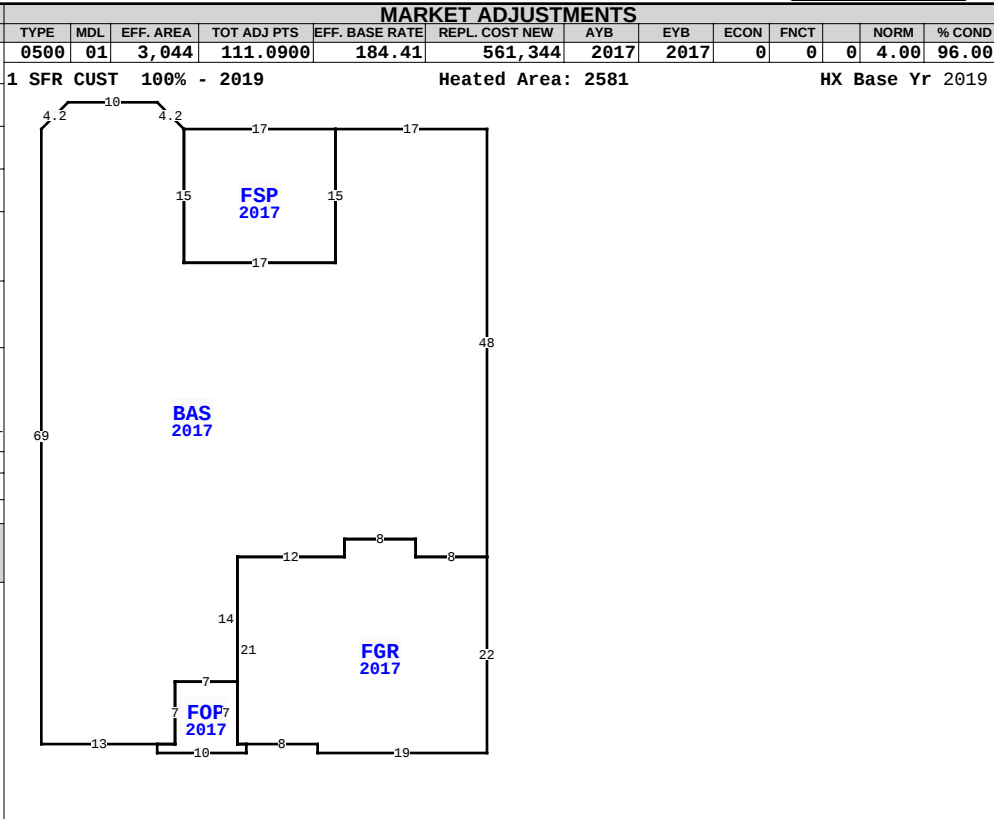
TOTALS	3,518			3,044	538,890
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EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
5	0911	SCRN RM A	0	100	0	0	800.00	SF	18.00	18.00	100	2026	2025		100	14,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96012 SEA BREEZE WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/16/2026
	INC DATE		AG DATE	MLU

TOTAL OB/XF																	66,340
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		538,890
TOTAL MARKET OB/XF VALUE		66,340
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		910,230
SOH/AGL Deduction		334,782
ASSESSED VALUE		575,448
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		519,037
TOTAL JUST VALUE		910,230
NCON VALUE		64,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		824,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005527	POOL RESI	108,596	05/21/2025
B250005313	AD RES SCN	12,000	05/16/2025
1709191	CO ISSUED	0	10/18/2017
B1702316	NEW CONSTR	327,354	03/21/2017

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BUILDING NOTES			
BAS=[YR=2017;ORIG=0,0] W17 S15 W17 N15 U3L3 W10 D3L3 S69 E13 E2 N7 E7 N14 E12 N2 E8 S2 E8 N48 \$			
FGR=[YR=2017;ORIG=-27,69] E8 S1 E19 N22 W8 N2 W8 S2 W12 S21 E1 \$			
FSP=[YR=2017;ORIG=-17,0] W17 S15 E17 N15 \$			
FOP=[YR=2017;ORIG=-37,69] S1 E10 N1 W1 N7 W7 S7 W2 \$			
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BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W17 S15 W17 N15 U3L3 W10 D3L3 S69 E13 E2 N7 E7 N14 E12 N2 E8 S2 E8 N48 \$
FGR=[YR=2017;ORIG=-27,69] E8 S1 E19 N22 W8 N2 W8 S2 W12 S21 E1 \$
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