LOT 78
IN OR 2124/850
OCEAN BREEZE AT AMELIA PB 8/91

TRIOLA JOSEPH M III & THERESA
96024 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0078-0000

BUILDING CHARACTERISTICS

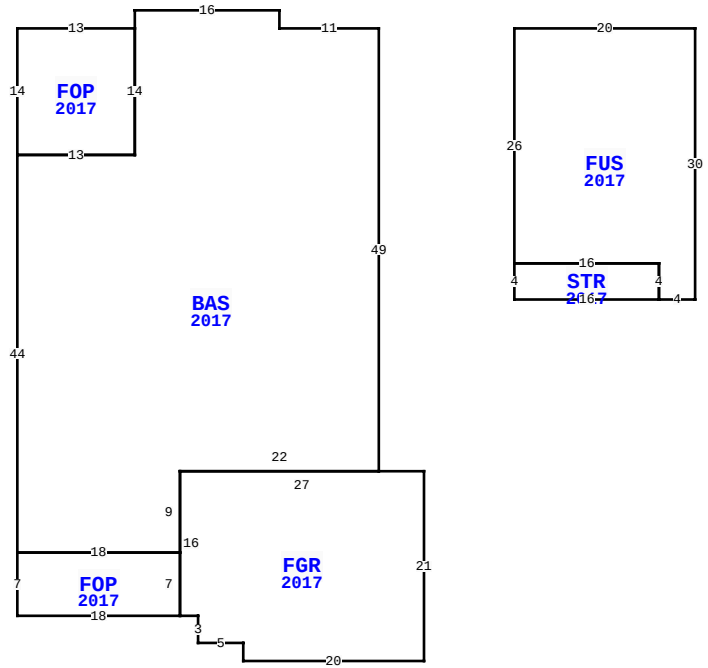
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,972	100	2017	1,972	370,396
FGR	547	55	2017	301	56,536
FOP	126	30	2017	38	7,137
FOP	182	30	2017	55	10,330
FUS	536	100	2017	536	100,676
STR	64	10	2017	6	1,127
TOTALS	3,427			2,908	546,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,908	117.2556	194.64	566,013	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2018 Heated Area: 2508 HX Base Yr 2018



96024 SEA BREEZE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		546,203
TOTAL MARKET OB/XF VALUE		68,294
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		919,497
SOH/AGL Deduction		372,130
ASSESSED VALUE		547,367
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		495,956
TOTAL JUST VALUE		919,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001883	POOL ENCL (T) 675	15,000	02/16/2024
1704641	CO ISSUED	0	05/25/2017
B1733664	NEW CONSTR	313,345	01/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0850	5/26/2017	WD	Q	I	01	474,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: TRIOLA JOSEPH M III						
2083/1312	11/15/2016	SW	Q	V	05	362,300
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
5	0912	SCRN RM G	0	100	0	0	660.00	SF	21.00	21.00	100	2025	2024		97	13,444	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

BUILDING DIMENSIONS

BAS=[YR=2017] W11 N2 W16 S2 FOP=[YR=2017] W13 S14 E13 N14$ S14 W13 S44 FOP=[YR=2017] S7 E18 FGR=[YR=2017] E2 S3 E5 S2 E20 N21 W27 S16$ N7 W18$ E18 N9 E22 N49$ PTR=E15 FUS=[YR=2017] E20 S30 W4 STR=[YR=2017] W16 N4 E16 S4$ N4 W16 N26$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 68,294

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS