LOT 79
OCEAN BREEZE AT AMELIA PB 8/91

SCHULER SAMANTHA C
96028 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

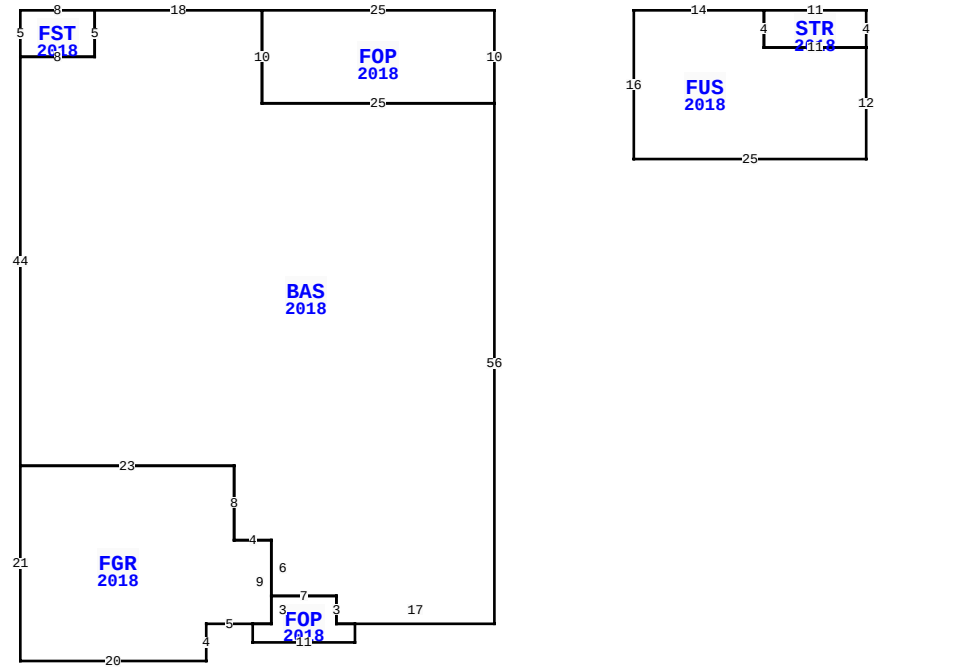
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,628	100	2018	2,628	493,687
FGR	507	55	2018	279	52,412
FOP	43	30	2018	13	2,442
FOP	250	30	2018	75	14,089
FST	40	55	2018	22	4,133
FUS	356	100	2018	356	66,877
STR	44	10	2018	4	752
TOTALS	3,868			3,377	634,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,377	117.2724	194.67	657,401	2018	2018	0	0	0	3.50	96.50

1 SFR CUST 100% - 2021 Heated Area: 2984 HX Base Yr 2021



96028 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		634,392
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		989,392
SOH/AGL Deduction		280,980
ASSESSED VALUE		708,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		657,001
TOTAL JUST VALUE		989,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		950,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009025	SWIM POOL	0	02/19/2021
B1810841	CO ISSUED	0	10/29/2018
B1802738	NEW CONSTR	388,738	03/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0652	9/27/2021	QC	U	I	11	100
GRANTOR: SCHULER RONALD H & AD						
GRANTEE: SCHULER SAMANTHA C						
2384/0609	8/12/2020	WD	Q	I	01	640,000
GRANTOR: BLAKE RANDEL & LYNDA						
GRANTEE: SCHULER SAMANTHA C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W25 BAS=[YR=2018] W18 FST=[YR=2018] W8 S5 E8 N5$ S5 W8 S44 FGR=[YR=2018] S21 E20 N4 E5 FOP=[YR=2018] S2 E11 N2 W2 N3 W7 S3 W2$ E2 N9 W4 N8 W23$ E23 S8 E4 S6 E7 S3 E17 N56 W25 N10$ S10 E25 N10$ PTR=E15 FUS=[YR=2018] E14 STR=[YR=2018] E11 S4 W11 N4$ S4 E11 S12 W25 N16$ W15$.

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
3	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 50,000

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