LOT 91
OCEAN BREEZE AT AMELIA PB 8/91

DEUSCHLE PAUL T & ANABEL
96199 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

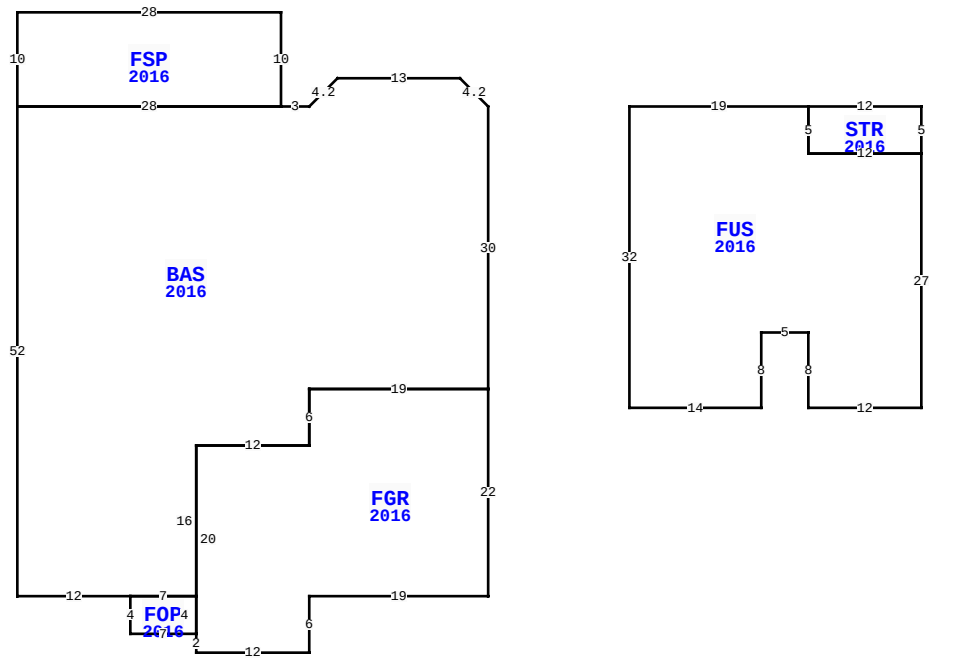
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,038	100	2016	2,038	357,919
FGR	682	55	2016	375	65,859
FOP	28	30	2016	8	1,405
FSP	280	40	2016	112	19,669
FUS	892	100	2016	892	156,656
STR	60	10	2016	6	1,054
TOTALS	3,980			3,431	602,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,431	110.6070	183.61	629,966	2016	2016	0	0	0	4.35	95.65

1 SFR CUST 100% - 2025 Heated Area: 2930 HX Base Yr 2025



96199 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		602,562
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		957,562
SOH/AGL Deduction		384,428
ASSESSED VALUE		573,134
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		521,723
TOTAL JUST VALUE		957,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		915,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014718	SWIM POOL	105,000	09/27/2022
B1631905	NEW CONSTR	366,908	03/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2740/1906	9/30/2024	WD	Q	I	01	1,125,000
GRANTOR: MATTHEWS RODERICK & D						
GRANTEE: DEUSCHLE PAUL T & A						
2516/0749	11/15/2021	WD	Q	I	01	900,000
GRANTOR: OBRIEN PATRICK D & LY						
GRANTEE: MATTHEWS RODERICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W13 D3 L3 W3 FSP=[YR=2016] N10 W28 S10 E28$ W28 S52 E12 FOP=[YR=2016] S4 E7 FGR=[YR=2016] S2 E12 N6 E19 N22 W19 S6 W12 S20$ N4 W7$ E7 N16 E12 N6 E19 N30$ PTR=E15 FUS=[YR=2016] E19 STR=[YR=2016] E12 S5 W12 N5$ S5 E12 S27 W12 N8 W5 S8 W14 N32$ 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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	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 01/24/2023 BY TW Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS