

LOT 92
IN OR 2146/1858
OCEAN BREEZE AT AMELIA PB 8/91

SAMPLE JOSEPH M & JENNIFER D
96191 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0092-0000



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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,523	100	2017	2,523	476,299
FGR	633	55	2017	348	65,696
FOP	46	30	2017	14	2,643
FOP	190	30	2017	57	10,761
TOTALS	3,392			2,942	555,399

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,942	117.8478	195.63	575,543	2017	2017	0	0	0	3.50	96.50
1 SFR CUST		100% - 2018			Heated Area: 2523				HX Base Yr 2018			
The floor plan diagram shows a large rectangular area labeled 'BAS 2017' in the center. To the top left is a smaller rectangular area labeled 'FOP 2017'. To the bottom right is another rectangular area labeled 'FGR 2017'. Dimensions are provided for various segments: the top edge of the main area is 38, the right edge is 50, the bottom edge of the main area is 26, and the left edge is 54. The 'FOP 2017' area has a top edge of 19 and a right edge of 10. The 'FGR 2017' area has a top edge of 29, a right edge of 23, and a bottom edge of 7. Internal dimensions include 10, 19, 3, 7, 13, 4, 7, 12, and 3.												
BLD DATE						LGL DATE			04/16/2026			
XF DATE						LAND DATE			MLU			

TOTAL OB/XF												
50,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		555,399	
TOTAL MARKET OB/XF VALUE		50,000	
TOTAL LAND VALUE - MARKET		305,000	
TOTAL MARKET VALUE		910,399	
SOH/AGL Deduction		414,778	
ASSESSED VALUE		495,621	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		439,210	
TOTAL JUST VALUE		910,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		882,940	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708224	CO ISSUED	0	09/18/2017
B1702947	NEW CONSTR	320,628	04/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2146/1858	9/15/2017	WD	Q	I	01	489,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SAMPLE JOSEPH M & J						
2071/1566	9/12/2016	SW	U	V	30	120,800
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W30 FOP=[YR=2017] W19 S10 E19 N10\$ S10 W19 S54 E12 FOP=[YR=2017] S2 E9 FGR=[YR=2017] E2 S7 E26 N23 W29 S3 E1 S13\$ N6 W7 S4 W2\$ E2 N4 E7 N7 W1 N3 E29 N50\$.									