LOT 98
OCEAN BREEZE AT AMELIA PB 8/91

MAYNE ANN MITCHELL L/E/
96151 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0098-0000

BUILDING CHARACTERISTICS

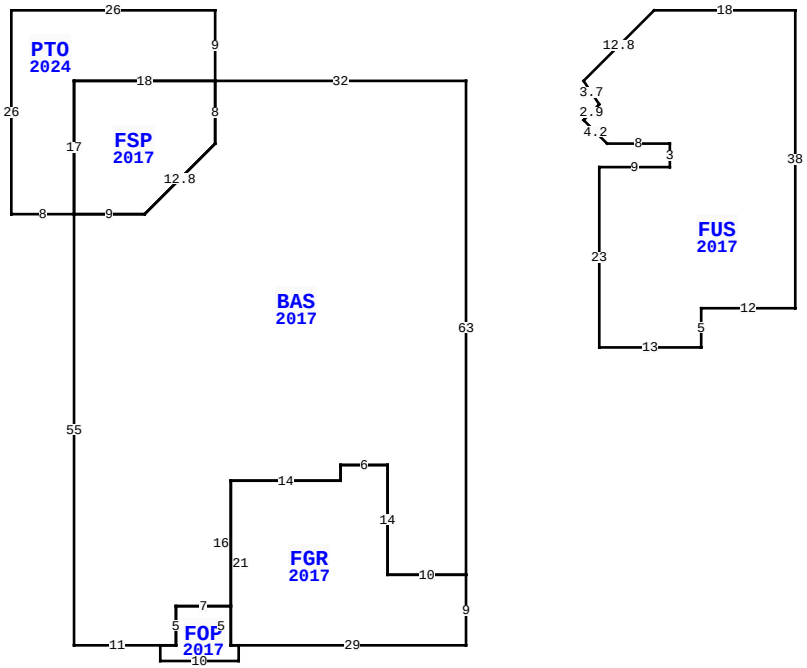
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	2,778	100	2017	2,778	466,573
FGR	522	55	2017	287	48,203
FOP	55	30	2017	16	2,687
FSP	266	40	2017	106	17,803
FUS	972	100	2017	972	163,250
PTO	370	5	2024	18	3,023
TOTALS	4,963			4,177	701,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,177	105.3360	174.86	730,390	2017	2017	0	0	0	3.95	96.05

1 SFR CUST 100% - 2018 Heated Area: 3750 HX Base Yr 2018



96151 OCEAN BREEZE DR, 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		701,540
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		1,008,480
SOH/AGL Deduction		474,075
ASSESSED VALUE		534,405
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		477,994
TOTAL JUST VALUE		1,008,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		980,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632898	CO ISSUED	0	04/20/2017
B1632898	NEW CONSTR	445,758	08/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2757/1220	12/19/2024	QC	U	I	11	100
GRANTOR: MAYNE ANN MITCHELL						
GRANTEE: RUSSELL TAYLOR LANC						
2645/693	6/01/2023	QC	U	I	11	100
GRANTOR: MAYNE ANN MITCHELL						
GRANTEE: RUSSELL TAYLOR LANC						

BUILDING NOTES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W32 S8 D9L9 W9 S55 E11 E2 N5 E7 N16 E14 N2 E6 S14 E10 N63 $
FUS=[YR=2017;ORIG=15,0] U9R9 E18 S38 W12 S5 W13 N23 E9 N3 W8 U3L3 U2R2 U3L2 $
FGR=[YR=2017;ORIG=-29,72] E29 N9 W10 N14 W6 S2 W14 S21 E1 $
FSP=[YR=2017;ORIG=-32,0] W18 S17 E9 U9R9 N8 $
FOP=[YR=2017;ORIG=-39,72] S2 E10 N2 W1 N5 W7 S5 W2 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2024;ORIG=-50,17] W8 N26 E26 S9 W18 S17 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,940

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS