LOT 101
OCEAN BREEZE AT AMELIA
REPLAT OR 2577/1062

JENNIFER HALL PAYNE SPITZNAGEL 2006 TRUST/NOWELL D
96119 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0101-0000

BUILDING CHARACTERISTICS

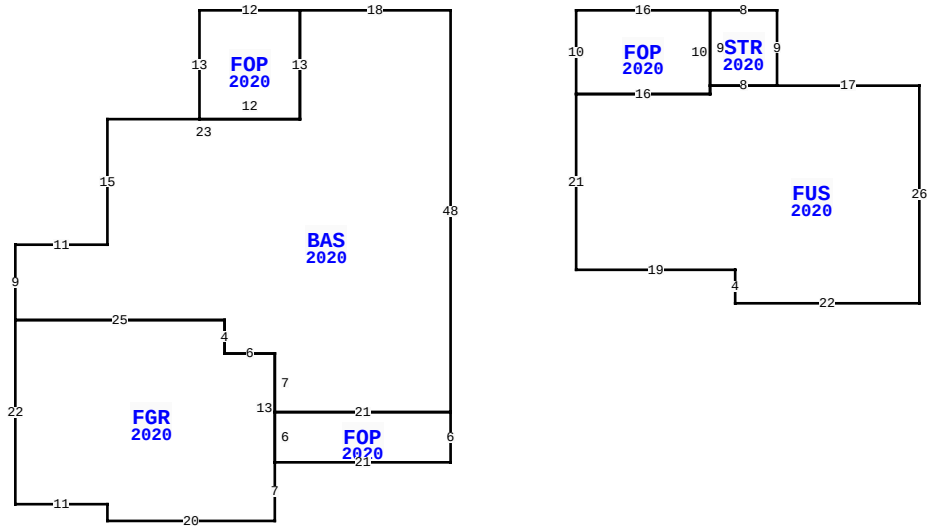
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,572	100	2020	1,572	295,464
FGR	698	55	2020	384	72,174
FOP	126	30	2020	38	7,142
FOP	156	30	2020	47	8,834
FOP	160	30	2020	48	9,022
FUS	974	100	2020	974	183,067
STR	72	10	2020	7	1,316
TOTALS	3,758			3,070	577,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,070	115.5336	191.79	588,795	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2021 Heated Area: 2546 HX Base Yr 2021



96119 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		577,019
TOTAL MARKET OB/XF VALUE		53,430
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		935,449
SOH/AGL Deduction		460,357
ASSESSED VALUE		475,092
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		423,681
TOTAL JUST VALUE		935,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		905,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017845	SWIM POOL	78,000	12/05/2022
B1812409	NEW CONSTR	239,395	12/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1401	12/21/2018	WD	Q	I	01	125,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: JENNIFER HALL PAYNE						
1992/1048	7/09/2015	SW	U	V	37	110,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FOP=[YR=2020] W12 S13 E12 N13$ S13 W23 S15 W11 S9 FGR=[YR=2020] S22 E11 S2 E20 N7 FOP=[YR=2020] E21 N6 W21 S6$ N13 W6 N4 W25$ E25 S4 E6 S7 E21 N48$ PTR=E15 FOP=[YR=2020] E16 STR=[YR=2020] E8 S9 FUS=[YR=2020] E17 S26 W22 N4 W19 N21 E16 N1 E8$ W8 N9$ S10 W16 N10$ W15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	
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 53,430

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 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS