LOT 108
OCEAN BREEZE AT AMELIA PB 8/91

WILLIAMS MARY LYNN & MORGAN C
96021 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0108-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

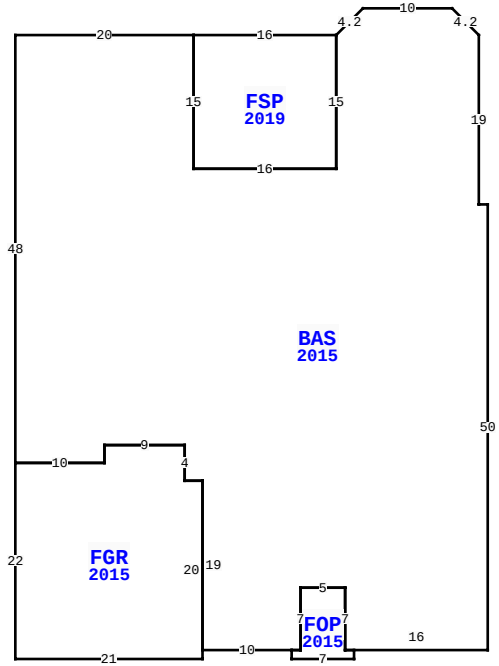
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2122.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,947	100	2015	2,947	556,682
FGR	476	55	2015	262	49,491
FOP	42	30	2015	13	2,456
FSP	240	40	2019	96	18,135
TOTALS	3,705			3,318	626,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,318	119.7840	198.84	659,751	2015	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2022 Heated Area: 2947 HX Base Yr 2022



96021 SEA BREEZE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		626,763
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		931,763
SOH/AGL Deduction		229,109
ASSESSED VALUE		702,654
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		651,243
TOTAL JUST VALUE		931,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		904,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530910	NEW CONSTR	358,378	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2847/1520	2/18/2026	WD	Q	I	01	989,000
GRANTOR: NICHOLLS JOURDAN C &						
GRANTEE: WILLIAMS MARY LYNN						
2473/1114	6/22/2021	WD	Q	I	02	875,000
GRANTOR: WIMSETT CHARLES C & P						
GRANTEE: NICHOLLS JOURDAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W10 D3 L3 FSP=[YR=2019] W16 S15 E16 N15$ S15 W16 N15 W20 S48 FGR=[YR=2015] S22 E21 N20 W2 N4 W9 S2 W10$ E10 N2 E9 S4 E2 S19 E10 FOP=[YR=2015] S1 E7 N1 W1 N7 W5 S7 W1$ E1 N7 E5 S7 E16 N50 W1 N19$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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