



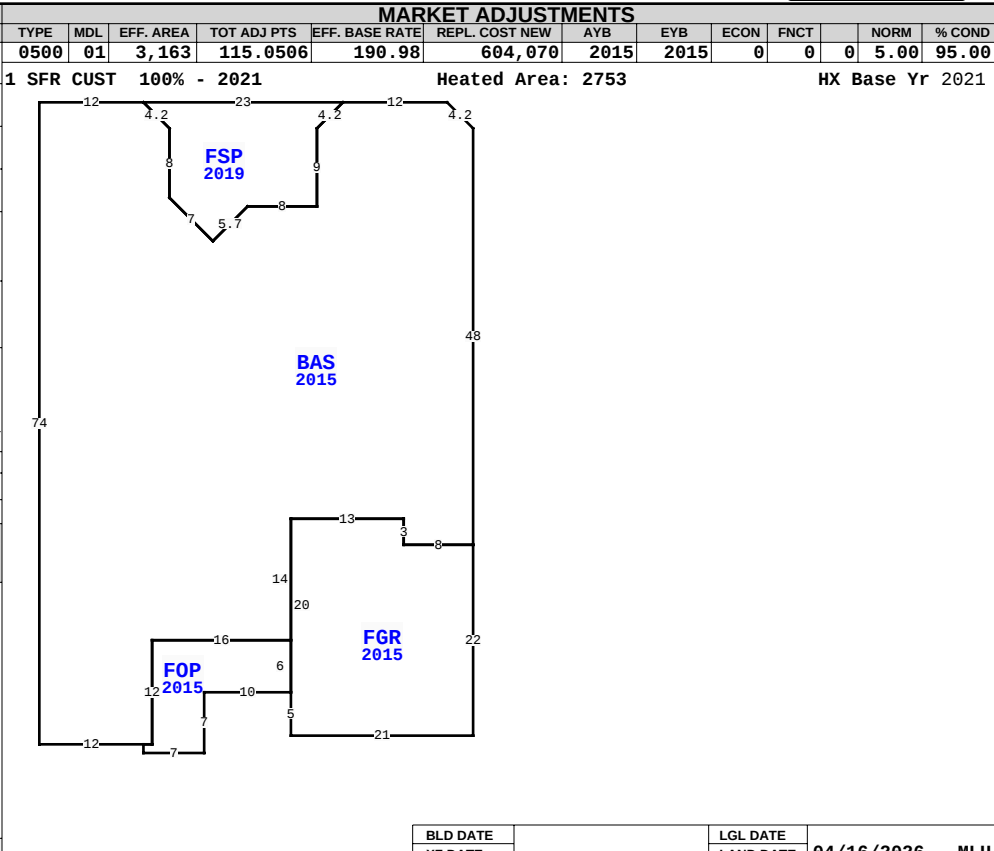
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,753	100	2015	2,753	499,480
FGR	501	55	2015	276	50,075
FOP	139	30	2015	42	7,620
FSP	229	40	2019	92	16,692
TOTALS	3,622			3,163	573,866

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

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



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,163	115.0506	190.98	604,070	2015	2015	0	0
1 SFR CUST 100% - 2021 Heated Area: 2753 HX Base Yr 2021									
96017 SEA BREEZE WAY, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/16/2026 MLU									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530397	CO ISSUED	0	11/13/2015
B1530397	NEW CONSTR	338,730	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2338/1898	2/07/2020	WD	Q	I	01	530,000	
GRANTOR: MORELLI JOSEPH R							
GRANTEE: EVERSOLE GARY L & J							
2016/1137	11/30/2015	WD	Q	I	01	445,000	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: MORELLI JOSEPH R &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] U3 L3 W12 FSP=[YR=2019] W23 D3 R3 S8 D5 R5 U4 R4 E8 N9 U3 R3 \$ D3 L3 S9 W8 D4 L4 U5 L5 N8 U3 L3 W12 S74 E12 FOP=[YR=2015] S1 E7 N7 E10 FGR=[YR=2015] S5 E21 N22 W8 N3 W13 S20\$ N6 W16 S12W1\$ E1 N12 E16 N14 E13 S3 E8 N48\$.									

TOTAL OB/XF									
1,920									