

LOT 111
IN OR 2184/373
OCEAN BREEZE AT AMELIA-REPLAT

SPRATTO TIMOTHY B & BROOKE M
96235 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0111-0000



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 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,129	100	2018	2,129	381,615
FGR	448	55	2018	246	44,094
FOP	69	30	2018	21	3,765
FSP	180	40	2019	72	12,906
FST	252	55	2018	139	24,915
FUS	1,116	100	2018	1,116	200,039
TOTALS	4,194			3,723	667,334

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,723	111.3210	184.79	687,973	2018	2018	0	0	3.00	97.00
1 SFR CUST		100% - 2019				Heated Area: 3245			HX Base Yr 2019		

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
		ML	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		667,334	
TOTAL MARKET OB/XF VALUE		47,500	
TOTAL LAND VALUE - MARKET		305,000	
TOTAL MARKET VALUE		1,019,834	
SOH/AGL Deduction		363,380	
ASSESSED VALUE		656,454	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		605,043	
TOTAL JUST VALUE		1,019,834	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		999,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904207	SWIM POOL	90,000	04/25/2019
B1802635	CO ISSUED	0	03/13/2018
B1707381	NEW CONSTR	405,374	08/15/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2184/0373	3/14/2018	WD	Q	I	01
					603,100
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: SPRATTO TIMOTHY B &					
2138/1563	8/03/2017	SW	U	V	30
GRANTOR: OCEAN BREEZE OF AMELI					
GRANTEE: RIVERSIDE HOMES OF					

EXTRA FEATURES										96235 OCEAN BREEZE DR, FERNANDINA BEACH					INC DATE		AG DATE		TOTAL ESTD VALUE	
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			
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500				