

3-2N-28 PT OF LOT 15
IN OR 967/615 (EX S-2)
OCEAN BREEZE SUB PB 1/11

SMITH PHILLIP D JR
2942 FERNANDINA ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0015-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	02
NEIGHBORHOOD/LOC		2021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	132,274
FGR	488	55	268	20,670
FOP	60	30	18	1,388
FST	84	55	46	3,548
TOTALS	2,347		2,047	157,881

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,047	106.8200	96.41	197,351	1982	1982	0	0	0	20.00	80.00	

1 SINGLE FAM - 100% - 2002