

LOT 49
IN OR 2103/1908
OCEAN BREEZE AT AMELIA PB 8/91

RUSSO STEPHEN L
96120 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0049-0000



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 50		
Interior Floo	14	CARPET 50		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,808	100	2,808	442,812
FGR	688	55	378	59,610
FOP	41	30	12	1,892
FOP	195	30	58	9,146
TOTALS	3,732		3,256	513,459

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,256	113.5050	161.74	526,625	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2018						Heated Area: 2808		HX Base Yr 2018			
The site map shows a property layout with three distinct areas labeled in blue: FOP 2017 (top left), BAS 2017 (middle left), and FGR 2017 (bottom right). The map is defined by a series of connected line segments with numerical dimensions. The top boundary consists of segments of 14, 19, 4.2, and 22. The right boundary is a vertical line of 29. The bottom boundary includes segments of 12, 18, 10, 40, 19, 10, 7, 3, 19, 10, 12, 9, 12, 7, 3, 10, 12, 6, 14, 14, 12, 3, 10, 12, 6, 14, 14,											