

LOT 66
IN OR 2171/1580
OCEAN BREEZE AT AMELIA PB 8/91

NOE NORMAN E II & KATHLEEN D
96046 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0066-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
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	2,547	100	2,547	410,053
FGR	477	55	262	42,180
FOP	21	30	6	966
FSP	200	40	80	12,879
TOTALS	3,245		2,895	466,079

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,895	115.2816	164.28	475,591	2018	2018	0	0	2.00	98.00
1 SFR CUST - 100% - 2019						Heated Area: 2547		HX Base Yr 2019			