

LOT 106
IN OR 2196/584
OCEAN BREEZE AT AMELIA PB 8/91

ELTON WILLIAM JAMES
96029 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0741-0106-0000



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.	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	2,619	100	2,619	425,421
FGR	590	55	324	52,630
FOP	188	30	56	9,096
FOP	204	30	61	9,909
TOTALS	3,601		3,060	497,056

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,060	115.7268	164.91	504,625	2018	2018	0	0	1.50	98.50
1 SFR CUST - 100% - 2019						Heated Area: 2619		HX Base Yr 2019			
The site map shows a property with several labeled areas and dimensions. The areas are BAS 2018, FOP 2018, and FGR 2018. The dimensions are provided for various segments of the property, including 16, 17, 12, 17, 48, 69, 22, 19, 9, 8, 7, 4, 9, 8, 6, 14, 8, 7, 14, 8, 14, 22, 6, 14, 8, 22, 6, 14											