

S 32FT OF LOT 1
IN OR 2480/844
OCEAN HILLS PBK 5/372

JOINER JANICE D & MICHAEL
2256 1ST AVE #B
FERNANDINA BEACH, FL 32034

2023

00-00-31-155H-0001-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	24	2,674
BAS	590	100	590	65,737
FGR	420	55	231	25,738
FOP	32	30	10	1,114
FUS	1,083	100	1,083	120,666
PTO	160	5	8	892
TOTALS	2,445		1,946	216,820

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,946	134.4168	127.70	248,504	1996	1996	0	0	12.75	87.25

1 TOWNHOUSE - 0% - 0

Heated Area: 1673

HX Base Yr

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The main structure is a large rectangle with a smaller section on the right. The areas are labeled as follows:

- BAL 1997**: A small rectangular area at the top right, with dimensions 16 (width) and 10 (height).
- BAS 1996**: A large rectangular area in the center, with dimensions 33 (width) and 26 (height).
- FUS 1996**: A large rectangular area on the right, with dimensions 52 (width) and 26 (height).
- FGR 1996**: A rectangular area at the bottom left, with dimensions 21 (width) and 20 (height).
- PTO 1996**: A small rectangular area at the top left, with dimensions 10 (width) and 10 (height).

Dimensions for various segments are provided, including 16, 10, 4, 15, 6, 6, 4, 4, 26, 10, 3, 7, 3, 21, 20, 10, 7, 10, 16, 4, 33, 26, 52, 10, 3