

LOT 17
IN OR 780 PG 30
OCEAN OAKS PB 6/50

UNKENHOLZ THOMAS J & LYNN G
2736 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034-4025

2023

00-00-31-1550-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	331,839
FGR	441	55	243	38,509
FOP	50	30	15	2,377
FOP	144	30	43	6,815
TOTALS	2,729		2,395	379,538

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0819	CONC 12"	0	100	0	0		45.00	SF 9.50	100	1997	1997	3	75	321	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1997	1997	3	81	2,835	
3	0810	CONCRETE A	0	100	0	0		770.00	SF 6.50	100	1997	1997	3	75	3,754	

LAND DESCRIPTION			TOTAL OB/XF 6,910													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

REVIEW DATE 07/12/2018 BY DJX

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,395	127.0962	181.11	433,758	1997	1997	0	0	0	12.50	87.50	

1 SFR CUST - 100% - 1999

Heated Area: 2094

HX Base Yr 1999

25

18

17

8

8

18

FOP

1997

38

37

29

11

12

2

2

10

2

2

21

21

21

BAS

1997

FGR

1997

BLD DATE

XF DATE

LGL DATE

LAND DATE

08/01/2023

MLU

2736 N OCEAN OAKS DR, FERNANDINA BEACH												SALES DATA			
												OFF RECORD Number			
												DATE			
												TYPE INST			
												Q / V / RSN CD			
												SALE PRICE			
												0780/0030 12/19/1996 WD Q V 51,500			
												GRANTOR: BRYLEN HOMES LTD			
												GRANTEE: UNKENHOLZ THOMAS &			
												0780/0028 12/19/1996 WD U V 19 38,800			
												GRANTOR: OCEAN OAKS LTD			
												GRANTEE: BRYLEN HOMES LTD			
												BUILDING NOTES			
												BUILDING DIMENSIONS			
												BAS=[YR=1997] W17 FOP=[YR=1997] W18 S8 E18 N8 \$ S8 W18 N8 W25			
												S38 FGR=[YR=1997] S21 E21 N21 W21 \$ E29 FOP=[YR=1997] S2 E10			
												N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 N1 E12 N37 \$.			

TOTAL OB/XF 6,910												LAND VALUE				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

Market: 0 Agricultural: 0 Common: 225,000

TOTAL OB/XF 6,910												LAND VALUE				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

PRINTED 08/02/2023 BY SYS