

LOT 24
IN OR 1588/1940
OCEAN SOUND PB 5/295

HODGE JOHN A JR & COLLEEN R
2812 OCEAN SOUND DRIVE S
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0024-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	16	WD FR STUC 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 100		
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	1081.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1,834	240,014
FGR	399	55	219	28,661
FOP	68	30	20	2,617
FSP	448	40	179	23,426
TOTALS	2,749		2,252	294,717

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,252	127.8508	151.82	341,899	1994	1994	0	0	13.80	86.20

1 SNGL FAM - 100% - 2009