

LOT 29
IN OR 1963/1904
OCEAN SOUND PB 5/295

DUNBAR WILLIAM B TRUST/DUNBAR WILLIAM B TRUSTEE
2802 OCEAN SOUND
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0029-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
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	1,976	100	1,976	232,205
FGR	400	55	220	25,853
FOP	42	30	13	1,527
FSP	312	40	125	14,689
TOTALS	2,730		2,334	274,275

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	2,334	116.4240	138.25	322,676	1992	1992	0	0	15.00
1 SNGL FAM - 100% - 2016										
Heated Area: 1976										
HX Base Yr 2016										
										