

LOT 4
IN OR 2010/1951
OCEAN FOREST PB 5/124

SEABERT SALLY A IRREVOC TRUST/SEABERT ANTHONY JAME
1641 OCEAN FORREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0004-0000



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 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
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		03
NEIGHBORHOOD/LOC	3033.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,926	100	2,926	326,155
FGR	588	55	323	36,004
FOP	48	30	14	1,561
FOP	233	30	70	7,803
FST	160	55	88	9,810
UOP	25	20	5	558
TOTALS	3,980		3,426	381,889

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,426	106.1634	132.70	454,630	1991	1991	0	0	0	16.00	84.00
1 SNGL FAM - 100% - 1996												
Heated Area: 2926												
HX Base Yr 1996												
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