

LOT 18
IN OR 1254/1965
OCEAN FOREST PB 5/124

GORDON ALAN B
1626 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 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	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	1,814	100	1,814	197,191
FGR	432	55	238	25,872
FOP	112	30	34	3,696
FSP	96	40	38	4,131
FST	88	55	48	5,218
PTO	16	5	1	109
TOTALS	2,558		2,173	236,216

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,173	111.1320	138.92	301,873	1994	1994	0	0	21.75	78.25
1 SNGL FAM - 100% - 2007						Heated Area: 1814			HX Base Yr 2007		
The floor plan shows a large central area labeled 'BAS 1994' with dimensions 36 by 38. To the right is a vertical strip labeled '35'. At the top is a small rectangular area labeled 'FSP 2010' with dimensions 12 by 8. Below the main area is a complex shape labeled 'FOP 1994' with various dimensions including 4, 4, 8, 5.7, 8, 4, 3, 12, 20, 6, 2, 15, 3, 9, 17, 22, 21, 8, 11, 2, 2, 8, 11, 17. To the left of the main area is a small rectangular area labeled 'PFO 1994' with dimensions 8 by 2. Below that is another small rectangular area labeled 'FST 1994' with dimensions 11 by 8. At the bottom left is a rectangular area labeled 'FGR 1994' with dimensions 17 by 21.											
						BLD DATE		LGL DATE			
						XF DATE		LAND DATE		03/14/2024 MLU	

EXTRA FEATURES							1626 OCEAN FOREST DR, FERNANDINA BEACH					INC DATE				AG DATE			
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660			
2	0811	CONCRETE B	0	100	42	16	672.00	SF	5.20	5.20	100	1994	1994	3	68	2,376			
3	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	1994	1994	3	68	491			
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