

LOT 50
IN OR 2055/1439
OCEAN BREEZE AT AMELIA PB 8/91

WEST DAVID A & CATHY E
96116 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0050-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
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		02
NEIGHBORHOOD/LOC	2122.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,527	100	2,527	426,409
FGR	646	55	355	59,903
FOP	65	30	20	3,375
FSP	240	40	96	16,199
TOTALS	3,478		2,998	505,886

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,998	115.9725	173.96	521,532	2016	2016	0	0	3.00	97.00

1 SFR CUST - 100% - 2017