

LOT 69
IN OR 2044/833
OCEAN BREEZE AT AMELIA PB 8/91

THOMPSON TERESA ANN & SCOTT M
96251 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0069-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		4 100		
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	3,151	100	3,151	522,121
FGR	472	55	260	43,082
FOP	41	30	12	1,989
FOP	193	30	58	9,610
PTO	95	5	5	829
TOTALS	3,952		3,486	577,631

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,486	114.4710	171.71	598,581	2016	2016	0	0	3.50	96.50

1 SFR CUST - 100% - 2018

Heated Area: 3151

HX Base Yr 2018

Diagram showing a floor plan layout with dimensions and area labels:

- BAS 2016**: Main area, dimensions include 69, 14, 10, 12, 2.9, 15, 10, 12, 2.9, 4.2, 22, 48, 22, 19, 12, 9, 10, 14, 6, 12, 3, 7, 3, 19, 12,