

LOT 72
IN OR 2206/1306
OCEAN BREEZE AT AMELIA PB 8/91

VIKAN TODD T & RAMONA L J
96039 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0072-0000



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 60	
Interior Floo		14	CARPET 40	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			4 100	
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	2,582	100	2,582	428,909
FGR	652	55	359	59,635
FOP	181	30	54	8,971
FOP	203	30	61	10,133
TOTALS	3,618		3,056	507,648

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,056	114.7608	172.14	526,060	2015	2015	0	0	3.50	96.50
1 SFR CUST - 100% - 2020						Heated Area: 2582		HX Base Yr 2020			
BLD DATE					LGL DATE						
XF DATE					LAND DATE						