

LOT 31
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

BEACH MONDELL L JR & MARY JANE PARKER
1939 EBBTIDE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0031-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
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	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC	2031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,439	100	2,439	328,676
FGR	480	55	264	35,577
FOP	75	30	22	2,965
FOP	208	30	62	8,355
PTO	16	5	1	135
TOTALS	3,218		2,788	375,708

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,788	123.2064	154.01	429,380	1998	1998	0	0	0	12.50	87.50

1 SNGL FAM - 100% - 2021

Heated Area: 2439

HX Base Yr 2021

The floor plan diagram illustrates a property layout with several labeled areas and dimensions. The areas are: BAS 1998 (a large central area), FOP 1998 (two smaller areas, one in the upper left and one in the lower left), FGR 1998 (a rectangular area in the lower right), and PTO 1998 (a small rectangular area in the upper right). Dimensions are provided for various sections of the property, including 15, 21, 12, 13, 51, 11, 2, 9, 2, 11, 7, 5, 2, 4, 11, 20, 24, 20, 4, 11, 21, 6, 2, 4, 6, 3, 31, 20, 24, 20, 4, 11, 2, 4, 11, 20