

LOT 26
IN OR 1396/1911
OCEAN CAY PB 6/166

THOMAS JUDY A
252 PINEHURST POINT DRIVE
SAINT AUGUSTINE, FL 32092

2024

00-00-31-152C-0026-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	210,250
FGR	412	55	227	32,780
FOP	74	30	22	3,177
FSP	208	40	83	11,986

TOTALS	2,150	1,788	258,192
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	0	4	3	12.00	SF	15.00
3	0810	CONCRETE A	0	0	0	0	910.00	SF	6.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,788	129.8000	162.25	290,103	2001	2001	0	0	0 11.00	89.00
1 SNGL FAM - 0% - 0 Heated Area: 1456 HX Base Yr											

415 GEORGIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	1242	WD DECK A	0	0	4	3	12.00	SF	15.00	15.00	100	2001	2001	3	20	36	
3	0810	CONCRETE A	0	0	0	0	910.00	SF	6.50	6.50	100	2001	2001	3	80	4,732	

LAND DESCRIPTION				TOTAL OB/XF											7,743										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	185,000.00	194,250.00	194,250								