

LOT 6
IN OR 2071/1443
OCEAN HILLS PBK 5/372

JENKINS BRIAN WESLEY & CYNTHIA D
2997 A 1ST AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-155H-0006-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	06	Quality Level 06		
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,810
BAS	580	100	580	95,436
FGR	299	55	164	26,986
FOP	28	30	8	1,317
FUS	950	100	950	156,318
PTO	78	5	4	658
UOP	42	20	8	1,317
TOTALS	2,049		1,725	283,840

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	11	1,725	150.8700	188.59	325,318	1997	1997	0	0	12.75	87.25

1 DUPLEX - 0% - 0

Heated Area: 1530

HX Base Yr

6

13

6

7

13

29

29

7

13

23

23

13

PTO
1997

BAS
1997

FGR
1997

12

6

12

8

40

50

7

4

10

6

7

2

10

2

3

BAL
1998

FUS
1997

FOP
1997

UOP
1997

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/13/2024

ML

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