

5-2N-28 S-3 PT OF LOT 91
IN OR 2335/394
OCEAN BREEZE FARMS PB 2/19

WAILES NICHOLAS G
2658 MIDWAY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0091-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	02	WALL BOARD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	09	PINE WOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	2021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	14,378
FEP	192	80	2003	154	3,042
FOP	144	30	1993	43	849
FUS	280	100	2006	280	5,530
UEP	702	60	2022	421	8,315
TOTALS	2,046			1,626	32,114

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,626	79.0000	79.00	128,454	1940	1940	0	0	25	50.00	25.00

1 SINGLE FAM - 0% - 0

Heated Area: 1008

HX Base Yr

BLD DATE	06/07/2007	DJ	LGL DATE	
XF DATE			LAND DATE	04/29/2025

MLU