

LOT 18
IN OR 1254/1965
OCEAN FOREST PB 5/124

GORDON ALAN B
1626 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0018-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 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	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3033.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1994	1,814	298,574
FGR	432	55	1994	238	39,173
FOP	112	30	1994	34	5,596
FSP	96	40	2010	38	6,254
FST	88	55	1994	48	7,900
PTO	16	5	1994	1	164
TOTALS	2,558			2,173	357,664

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,173	134.4168	212.38	461,502	1994	1994	0	0	22.50	77.50
1 SFR CUST - 100% - 2007						Heated Area: 1814			HX Base Yr 2007		
1626 OCEAN FOREST DR, FERNANDINA BEACH											