

LOT 37
IN OR 2101/1147
OCEAN BREEZE AT AMELIA PB 8/91

STIDHAM SAMUEL A & VALERIE S
96168 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0037-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2122.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,757	100	2017	2,757	478,351
FGR	672	55	2017	370	64,197
FOP	122	30	2017	37	6,419
FOP	200	30	2017	60	10,410
FUS	421	100	2017	421	73,045
TOTALS	4,172			3,645	632,422

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,645	113.2110	178.87	651,981	2017	2017	0	0	3.00	97.00
1 SFR CUST - 100% - 2018				Heated Area: 3178				HX Base Yr 2018			
The floor plan diagram illustrates the layout of a single-family residence (SFR) with a total heated area of 3178 square feet. The plan includes several distinct areas, each labeled with a code and the year 2017: BAS 2017 (Bathroom Area): A large rectangular area on the left side of the plan, measuring 53 units by 32 units. FGR 2017 (Front Garden Room): A rectangular area at the bottom left, measuring 21 units by 31 units. FOP 2017 (Front Office/Parlor): A rectangular area at the top left, measuring 18 units by 17 units. FOP 2017 (Front Office/Parlor): A rectangular area at the bottom right, measuring 15 units by 16 units. FUS 2017 (Front Utility Room): A rectangular area on the right side, measuring 17 units by 24 units. Additional dimensions and labels are provided for various sections and corridors, such as 18, 17, 4.2, 9, 12, 14, 4.2, 68, 21, 32, 15, 18, 6, 15, 8, 16, 31, 21, 53, 18, 9, 12, 14, 4.2, 4.2, 9, 3, 24, 14, 29, 17, 5,											