

LOT 50
IN OR 2055/1439
OCEAN BREEZE AT AMELIA PB 8/91

WEST DAVID A & CATHY E
96116 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0050-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 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	2,527	100	2016	2,527	446,840
FGR	646	55	2016	355	62,773
FOP	65	30	2016	20	3,537
FSP	240	40	2016	96	16,975
TOTALS	3,478			2,998	530,127

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,998	115.9725	183.24	549,354	2016	2016	0	0	3.50	96.50

1 SFR CUST - 100% - 2017

Heated Area: 2527

HX Base Yr 2017

The diagram shows a floor plan with three labeled areas: BAS 2016, FGR 2016, and FOP 2016. The overall dimensions are 69 (left) by 46 (right). The top section has a width of 17. The middle section has a width of 16. The bottom section has a width of 17. The bottom-left corner has a width of 13. The bottom-right corner has a width of 19. The bottom-most section has a width of 9. The bottom-most section has