

LOT 61
IN OR 2175/1600
OCEAN BREEZE AT AMELIA PB 8/91

SHIELDS AMIE N & KEVIN E L/E/
96064 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0061-0000



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		12	HARDWOOD 50		
Interior Floo		14	CARPET 50		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			5 100		
Bathrooms			4.5 100		
Frame		02	WOOD FRAME 100		
Stories		1.5	1.5 100		
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	2,435	100	2017	2,435	403,799
FGR	448	55	2017	246	40,794
FOP	62	30	2017	19	3,151
FOP	198	30	2017	59	9,784
FUS	1,116	100	2017	1,116	185,067
STR	48	10	2017	5	829
TOTALS	4,307			3,880	643,425

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	3,880	108.2025	170.96	663,325	2017	2017	0	0	97.00

1 SFR CUST - 100% - 2018

Heated Area: 3551

HX Base Yr 2018

Diagram illustrating the layout and areas of a building, including rooms labeled BAS 2017, FOP 2017, FGR 2017, STR 2017, and FUS 2017. The diagram shows a complex arrangement of rooms and corridors, with areas measured in square feet. The total heated area is 3551.

BLD DATE	LGL DATE
XF DATE	LAND DATE