

LOT 92
IN OR 2146/1858
OCEAN BREEZE AT AMELIA PB 8/91

SAMPLE JOSEPH M & JENNIFER D
96191 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0092-0000



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 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	2,523	100	2017	2,523	455,690
FGR	633	55	2017	348	62,854
FOP	46	30	2017	14	2,529
FOP	190	30	2017	57	10,295
TOTALS	3,392			2,942	531,366

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,942	117.8478	186.20	547,800	2017	2017	0	0	3.00	97.00

1 SFR CUST - 100% - 2018

Heated Area: 2523

HX Base Yr 2018

Diagram illustrating the layout and dimensions of a property lot. The lot is divided into three main sections: FOP (Front Office Plaza) 2017, BAS (Base Area) 2017, and FGR (Front Garden Room) 2017. The dimensions are as follows:

- FOP 2017: 19 (width), 10 (height), 19 (width), 10 (height).
- BAS 2017: 30 (width), 50 (height), 23 (width), 26 (height).
- FGR 2017: 13 (width), 7 (height), 12 (width), 54 (height).

The total area of the lot is 2523. The lot is labeled "1 SFR CUST - 100% - 2018" and "Heated Area: 2523". The lot is also labeled "HX Base Yr 2018".

BLD DATE		LGL DATE
XF DATE		LAND DATE