

N1/2 OF LOT 2
IN OR 2055/1569
OCEAN HILLS PBK 5/372

YAGER KENNETH R II/MYERS STEPHANIE D
2242 1ST AVENUE UNIT A
FERNANDINA BEACH, FL 32034

2025

00-00-31-155H-0002-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	2.	2. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	1997	19	3,091
BAS	580	100	1997	580	94,360
FGR	299	55	1997	164	26,681
FOP	28	30	1997	8	1,302
FUS	950	100	1997	950	154,556
USP	128	30	2010	38	6,182
TOTALS	2,113			1,759	286,172

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	1,759	187.0000	187.00	328,933	1997	1997	0	0	0 13.00	87.00

1 TOWNHOUSE - 100% - 2019

Heated Area: 1530

HX Base Yr 2019

The floor plan diagram illustrates the layout of a townhouse. It features several labeled areas: USP 2010 (a small rectangular area at the top left), BAS 1997 (a large rectangular area below USP), BAL 1997 (a large rectangular area on the right side), FGR 1997 (a rectangular area at the bottom left), FOP 1997 (a small rectangular area at the bottom center), and FUS 1997 (a large rectangular area on the right side, below BAL). Dimensions are provided for various sections: USP 2010 (8x16), BAS 1997 (29x16), BAL 1997 (8x16), FGR 1997 (23x13), FOP 1997 (4x7), and FUS 1997 (40x50). The total heated area is 1530.

BLD DATE	LGL DATE
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