

S1/2 OF LOT 2
IN OR 2294/316
OCEAN HILLS PBK 5/372

DUPZYK JOSHUA J/MIRANDA ANGELA C
2242 1ST AVE B
FERNANDINA BEACH, FL 32034

2025

00-00-31-155H-0002-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 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	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	3,057
BAS	590	100	1997	590	94,925
FGR	420	55	1997	231	37,166
FOP	32	30	1997	10	1,609
FUS	1,087	100	1997	1,087	174,887
USP	160	30	2003	48	7,723
TOTALS	2,417			1,985	319,365

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0320	12	1,985	184.9260	184.93	367,086	1997	1997	0	0	13.00

1 TOWNHOUSE - 100% - 2020

Heated Area: 1677

HX Base Yr 2020

16

8

16

8

4

52

10

3

7

3

26

4

4

3

8

16

4

10

26

33

4

10

16

10

BAL
1997

FUS
1997

FGR
1997

USP
2003

16

16

20

21

20

21

7

10

26

10

16

4

10

16

10

BAL
1997

FUS
1997

FGR
1997

USP
2003