



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 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		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1081.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	1993	2,277	285,277
FEP	126	80	2008	101	12,654
FGR	462	55	1993	254	31,823
FOP	40	30	1993	12	1,504
TOTALS	2,905			2,644	331,257

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,644	112.9920	149.15	394,353	1992	1992	0	0	0 16.00	84.00
1 SNGL FAM - 100% - 2024 Heated Area: 2277 HX Base Yr 2024											
998 OCEAN BLUFF DR, FERNANDINA BEACH											
BLD DATE 03/04/2014			KK			LGL DATE			05/06/2025		
XF DATE						LAND DATE			MLU		
INC DATE						AG DATE					

EXTRA FEATURES												998 OCEAN BLUFF DR, FERNANDINA BEACH				XF DATE INC DATE		LAND DATE AG DATE		05/06/2025		MLU	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450							
2	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	100	1992	1992	3	62	2,557							
3	0811	CONCRETE B	0	100	57	10	570.00	SF	5.20	5.20	100	1996	1996	3	70	2,075							