

LOT 32
IN OR 1903/1625
OCEAN SOUND PB 5/295

MCCULLOUGH BURTON EUGENE & SARAH ANN
996 OCEAN BLUFF DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0032-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		16	WD FR STUC 60		
Exterior Wall		05	AVERAGE 40		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		15	HARDTILE 100		
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	2,140	100	1993	2,140	318,717
FGR	478	55	1993	263	39,169
FOP	42	30	1993	13	1,936
TOTALS	2,660			2,416	359,822

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,416	128.0664	169.05	408,425	1991	2000	0	0	11.90	88.10

1 SNGL FAM - 100% - 2015