

LOT 1
IN OR 2197/126
MURRAY'S TRIANGLE PB 6/31

HARMON MEGHAN A & JAMES E
95099 OELSNER DR
FERNANDINA BEACH, FL 32034

2025

44-2N-28-514M-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		20	FACE BRICK 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		13	LVT/LAMNT 90		
Interior Floo		11	CLAY TILE 10		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
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		04
NEIGHBORHOOD/LOC		4064.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2019	2,160	310,104
FGR	525	55	2019	289	41,490
FOP	61	30	2019	18	2,584
FOP	126	30	2019	38	5,455
TOTALS	2,872			2,505	359,634

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	112.9968	149.16	373,646	2019	2019	0	0	0	3.75	96.25

1 SNGL FAM - 100% - 2020

Heated Area: 2160

HX Base Yr 2020

FGR 2019

FOP 2019

BAS 2019

BLD DATE		LGL DATE	
VE DATE		LAND DATE	05/09/2025