

5-2N-28 S-1 LOT 82
OR 2684/156
OCEAN BREEZE FARMS PB 2/19

CUMMINGS DAVID JOEL & MARY KATHERINE
318 CASHEN RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-044B-0082-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,260	100
UCP	576	20
TOTALS	1,836	1,375

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,375	115.5000	121.28	166,760	1955	2005	0	0	0	9.75	90.25	
1 SINGLE FAM 100% - 2024 Heated Area: 1260 HX Base Yr 2024													
30 42 27 24 24 24 24 3 42 BAS 1993 UCP 1999													