

LOT 8
IN OR 1892/110
OCEAN FOREST PB 5/124

BROWN BRENDA S REVOC TRUST/BROWN BRENDA S TRUSTEE
1631 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-046F-0008-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	3033.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,162	100	1994	3,162	549,715
FGR	809	55	1994	445	77,363
FOP	56	30	1994	17	2,956
FOP	288	30	1994	86	14,951
FST	12	55	1994	7	1,217
FUS	394	100	1994	394	68,497
TOTALS	4,721			4,111	714,698

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,111	123.9418	205.74	845,797	1994	1994	0	0	15.50	84.50
1 SFR CUST 100% - 1996 Heated Area: 3556 HX Base Yr 1996											