

LOT 3
IN OR 2197/1495
OCEAN BREEZE AT AMELIA PB 8/91

PASKO JOSEPH GLENN & HEATHER
96252 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,273	100
FGR	455	55
FOP	46	30
FSP	190	40
FUS	426	100
STR	88	10
TOTALS	3,478	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,048	114.7608	190.50	580,644	2018	2018	0	0	0	3.00	97.00
1 SFR CUST		100% - 2019		Heated Area: 2699				HX Base Yr 2019				
Floor plan diagram showing various rooms and their market values for 2018. The plan includes a large central room (BAS 2018) with dimensions 50x54, a smaller room (FGR 2018) with dimensions 20x24, a room (FOP 2018) with dimensions 6x9, a room (FUS 2018) with dimensions 25x17, a room (FSP 2018) with dimensions 10x19, and a room (STR 2018) with dimensions 11x8. The total heated area is 2699. The HX Base Yr is 2019.												