

LOT 31
OCEAN BREEZE AT AMELIA PB 8/91
& PT OF LOT 25 IN OR 2460/1563

FERNALD DE HENDRICKSON TRUST/HENDRICKSON AMES DAVI
P O BOX 15908
FERNANDINA BEACH, FL 32035

2026

00-00-30-0741-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
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	1,972	100
FGR	498	55
FOP	78	30
FOP	182	30
FUS	536	100
STR	64	10
TOTALS	3,330	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,866	119.8218	198.90	570,047	2018	2018	0	0	0	3.00 97.00
1 SFR CUST			100% - 2022			Heated Area: 2508			HX Base Yr 2022		

13

14

14

13

44

5

6

13

6

13

6

23

21

15

9

22

24

22

49

11

16

FOP

2018

BAS

2018

FOP

2018

FGR

2018

20

26

16

4

4

4

30

FUS

2018

STR

2018

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026

MLU