

LOT 94
IN OR 2072/1153
OCEAN BREEZE AT AMELIA PB 8/91

RYAN LIVING TRUST/RYAN JOHN TRUSTEE
96167 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0094-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	14	CARPET 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		1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,828	100	2016	2,828	520,136
FGR	709	55	2016	390	71,730
FOP	39	30	2016	12	2,207
FOP	195	30	2016	58	10,667
PTO	550	5	2022	28	5,150
TOTALS	4,321			3,316	609,890

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,316	116.0166	192.59	638,628	2016	2016	0	0	4.50	95.50
1 SFR CUST		100% - 2017				Heated Area: 2828			HX Base Yr 2017		
The floor plan diagram shows a rectangular lot with several internal divisions. The areas are labeled as follows: PTO 2022 (top center), FOP 2016 (middle left), BAS 2016 (bottom left), FGR 2016 (bottom right), and FOP 2016 (bottom center). Dimensions are provided for each area and the overall lot. The overall lot dimensions are 55 (width) and 63 (depth). The internal divisions are as follows: PTO 2022 is 19 wide and 55 deep. FOP 2016 (middle left) is 14 wide and 12 deep. BAS 2016 is 14 wide and 12 deep. FGR 2016 is 14 wide and 12 deep. FOP 2016 (bottom center) is 14 wide and 12 deep. The overall lot dimensions are 55 (width) and 63 (depth).											

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

MLU	
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