

LOT 103
IN OR 2140/1412
OCEAN BREEZE AT AMELIA PB 8/91

SCRUGGS FAMILY TRUST/SCRUGGS EMITTE L TRUSTEE
96105 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0741-0103-0000



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	12	HARDWOOD	80		
Interior Floo	11	CLAY TILE	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.	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	3,178	100	2017	3,178	553,247
FGR	673	55	2017	370	64,412
FOP	168	30	2017	50	8,704
FSP	288	40	2017	115	20,020
TOTALS	4,307			3,713	646,382

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,713	109.2420	181.34	673,315	2017	2017	0	0	4.00	96.00
1 SFR CUST		100% - 2020				Heated Area: 3178			HX Base Yr 2020		

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