

LOT 33
IN OR 1792/894
OCEAN CLUB DRIVE PB 6/107-110

HERZOG ALAN B & FRANCES G
2 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2026

01-6N-29-150C-0033-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	12	HARDWOOD 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		10	
NEIGHBORHOOD/LOC	10014.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,306	100	2001	3,306	119,229
FGR	781	55	2001	430	145,574
FOP	64	30	2001	19	6,432
FOP	96	30	2001	29	9,818
FOP	283	30	2001	85	28,776
FOP	602	30	2001	181	61,277
FUS	1,144	100	2001	1,144	387,295
UOP	112	20	2001	22	7,448
TOTALS	6,388			5,216	1,765,849

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	5,216	231.7525	384.71	2,006,647	2001	2001	0	0	0 12.00	88.00
1 SFR CUST 100% - 2017											
Heated Area: 4450											
HX Base Yr 2017											