

LOT 55
IN OR 842/451
OAK HILL ESTATES #2 PB 5/134

STEARN PAUL G & CHRISTINA L
95002 GEORGE CT
FERNANDINA BEACH, FL 32034-7263

2026

31-2N-28-1601-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 04	
NEIGHBORHOOD/LOC	4007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,792	100
FOP	448	30
FOP	560	30
TOTALS	2,800	2,094

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,094	104.2720	144.94	303,504	2020	2020	0	0	2.00	98.00
1 SNGL FAM 100% - 2006 Heated Area: 1792 HX Base Yr 2006											