

LOT 44
IN OR 1332/149
PDSTRIAN ESMT PT OR 1179/1730

SAMPLE GUY W & DENISE M
96107 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0044-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		16	WD FR STUC 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		14	CARPET 80	
Interior Floo		11	CLAY TILE 20	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			5 100	
Bathrooms			3.5 100	
Frame		02	WOOD FRAME 100	
Stories		2.	2. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	02
NEIGHBORHOOD/LOC		2027.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	177,738
FGR	462	55	254	28,591
FOP	232	30	70	7,879
FOP	246	30	74	8,329
FUS	1,061	100	1,061	119,429
TOTALS	3,580		3,038	341,968

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,038	103.5920	123.02	373,735	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM - 100% - 2006 Heated Area: 2640 HX Base Yr 2006