

LOT 7
IN OR 1654/1561
MANUCY POINTE PB 7/215

KARR LIVING TRUST/KARR KATHRYN L TRUSTEE
95013 MANUCY POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-037P-0007-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 60		
Interior Floo	14	CARPET 40		
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	06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	03
NEIGHBORHOOD/LOC		3041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	308,807
FGR	572	55	315	42,928
FOP	192	30	58	7,904
FSP	134	40	54	7,359
TOTALS	3,164		2,693	366,998

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,693	121.4400	144.21	388,358	2010	2010	0	0	5.50	94.50

1 SNGL FAM - 100% - 2011 Heated Area: 2266 HX Base Yr 2011

The site map shows a large rectangular property with several internal divisions. The areas are labeled as follows:

- FSP 2012**: A small rectangular area in the upper left corner, with dimensions 14, 18, 9, 5, and 14.
- BAS 2010**: A large rectangular area in the upper right, with dimensions 27, 42, and 13.
- FOP 2010**: A rectangular area in the lower left, with dimensions 24, 8, 24, and 6.
- FGR 2010**: A rectangular area in the lower right, with dimensions 22, 26, 18, and 22.

Other dimensions shown on the map include 36, 13, 46, and 8.

BLD DATE	LGL DATE
XF DATE	LAND DATE