

PT OF LOT 78 PT OR 1794/1866
BEING PARCEL 1
SUB OF SEC 4 PBK 0/59

JASINSKY BRUCE A & PATRICIA L
645 GAINES LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0078-0140



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	14	WD SHINGLE 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories		2. 2. 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	2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,396	100	3,396	416,347
FGR	729	55	401	49,162
FOP	364	30	109	13,363
FOP	512	30	154	18,880
FUS	1,440	100	1,440	176,542
TOTALS	6,441		5,500	674,296

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,500	112.2188	133.26	732,930	2006	2006	0	0	8.00	92.00

1 SNGL FAM - 100% - 2013

Heated Area: 4836

HX Base Yr 2013

The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and areas, each labeled with a code and year (e.g., FOP 2006, BAS 2006, FUS 2006, FGR 2006). Dimensions are provided for various sections of the plan. The layout includes a main living area (FOP 2006) with a fireplace (FOP 2006), a basement (BAS 2006), a utility room (FUS 2006), and a garage (FGR 2006). The plan also shows a kitchen, dining area, and bedrooms. The overall dimensions of the property are 4836 square feet.

BLD DATE	06/06/2007	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

645 GAINES LN, FERNANDINA BEACH

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3
2	0812	CONCRETE C	0	100	0	0	3,195.00	SF	4.00	4.00	100	2006	2006	3
3	0810	CONCRETE A	0	100	29	11	319.00	SF	6.50	6.50	100	2006	2006	3
4	0812	CONCRETE C	0	100	0	0	1,034.00	SF	4.00	4.00	100	2006	2006	3
5	0861	POOL GUNIT	0	100	0	0	747.00	SF	85.00	85.00	100	2006	2006	3
6	0471	VINYL FNC	0	100	0	0	165.00	LF	32.00	32.00	100	2006	2006	3
7	0911	SCRN RM A	0	100	0	0	1,889.00	SF	17.50	17.50	100	2006	2006	3
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3
9	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2006	2006	3
10	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2006	2006	3

LAND DESCRIPTION					TOTAL OB/XF														63,999									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	250,000.00	250,000.00	250,000											