

PT OF LOT 11 IN OR 2372/1911
(EX PT IN OR 1122/1629)
CITRONA S/D U/R

TUTEN JAMES E & JOYCE M
2120 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0011-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	02	ROLL COMP 100		
Interior Wall	02	WALL BD/WD 100		
Interior Floor	09	PINE WOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	199,556
BAS	108	100	108	12,708
FUS	360	100	360	42,358
TOTALS	2,164		2,164	254,621

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,164	92.0000	131.10	283,700	1948	2001	0	0	10.25	89.75

1 SFR CUST - 100% - 2021

Heated Area: 2164

HX Base Yr 2021

Diagram illustrating the layout and dimensions of a property lot. The lot is divided into three areas: BAS 2008 (1,696 sq ft), BAS 1993 (108 sq ft), and FUS 1993 (360 sq ft). The dimensions are as follows:

- Top horizontal boundary: 32
- Right vertical boundary (top): 12
- Right vertical boundary (middle): 16
- Right vertical boundary (bottom): 6
- Bottom horizontal boundary: 24
- Left vertical boundary (bottom): 15
- Left vertical boundary (middle): 20
- Left vertical boundary (top): 37
- Top horizontal boundary (left): 16
- Top horizontal boundary (right): 5
- Top horizontal boundary (far right): 6

BLD DATE	LGL DATE
XF DATE	LAND DATE

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