

LOT 189
IN OR 1871/985
GA FDNA BEACH #2 UNR

SMITH MATTHEW
731 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0189-0000



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	04	PLYWOOD 100		
Interior Floo	08	SHT VINYL 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	252	15	38	3,105
FOP	266	30	80	6,538
FUS	1,371	100	1,371	112,044
FUS	60	100	60	4,904
UOP	64	20	13	1,063
UST	70	45	32	2,615
UST	1,414	45	636	51,977
TOTALS	3,497		2,230	182,246

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	109.7600	99.06	220,904	1957	1980	0	0	0	17.50	82.50

1 SINGLE FAM - 0% - 0

Heated Area: 1431

HX Base Yr

BLD DATE	01/29/2014	DJ	LGL DATE	
YE DATE			LAND DATE	