

LOT 12
IN OR 2055/507
SCHOONER LANDING PB 6/246

MCPHERSON COURTNEY P &/MARSHALL JORDAN P
2307 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-167C-0012-0000



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	13	LVT/LAMNT 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1047.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	233,370
DCK	163	10	16	2,515
DCK	302	10	30	4,714
FGR	483	55	266	41,803
FOP	68	30	20	3,143
FUS	567	100	567	89,105
TOTALS	3,068		2,384	374,649

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,384	118.5800	168.98	402,848	2007	2007	0	0	7.00	93.00
1 SFR CUST - 100% - 2017						Heated Area: 2052		HX Base Yr 2017			