

PT OF TRACT A  
EX S-17 & S-18  
IN OR 2135/584

EVERTS JANE L/E/  
3046 FIRST AVE UNIT A  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-000A-0020



| BUILDING CHARACTERISTICS |                  |             |                  |                      |
|--------------------------|------------------|-------------|------------------|----------------------|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |                      |
| Exterior Wall            |                  | 16          | WD FR STUC 60    |                      |
| Exterior Wall            |                  | 17          | CB STUCCO 40     |                      |
| Roof Structure           |                  | 03          | GABLE/HIP 100    |                      |
| Roof Cover               |                  | 12          | MODULAR MT 100   |                      |
| Interior Wall            |                  | 05          | DRYWALL 100      |                      |
| Interior Floor           |                  | 14          | CARPET 80        |                      |
| Interior Floor           |                  | 11          | CLAY TILE 20     |                      |
| Air Condition            |                  | 03          | CENTRAL 100      |                      |
| Heating Type             |                  | 04          | AIR DUCTED 100   |                      |
| Bedrooms                 |                  |             | 3 100            |                      |
| Bathrooms                |                  |             | 3.5 100          |                      |
| Frame                    |                  | 02          | WOOD FRAME 100   |                      |
| Stories                  |                  | 3.          | 3. 100           |                      |
| Units                    |                  |             | 0 100            |                      |
|                          |                  |             |                  |                      |
| Quality                  |                  | 06          | Quality Level 06 |                      |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |                      |
| MAP NUM                  |                  |             | MKT AREA         | 01                   |
| NEIGHBORHOOD/LOC         |                  | 1043.00     |                  |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |
| BAL                      | 96               | 15          | 14               | 1,820                |
| BAS                      | 616              | 100         | 616              | 80,057               |
| FGR                      | 464              | 55          | 255              | 33,141               |
| FUS                      | 608              | 100         | 608              | 79,017               |
| FUS                      | 1,080            | 100         | 1,080            | 140,359              |
| PTO                      | 144              | 5           | 7                | 910                  |
| UOP                      | 88               | 20          | 18               | 2,339                |
| TOTALS                   | 3,096            |             | 2,598            | 337,642              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0320               | 11  | 2,598     | 154.5811    | 146.85         | 381,516        | 1999 | 1999 | 0    | 0    | 11.50 | 88.50  |

1 TOWNHOUSE - 100% - 2016