

LOT 23
IN OR 2030/108
PRESERVE @ SUMMER BEACH #1A

CUNNINGHAM THERESA A REV TRUST/CUNNINGHAM THERESA
95054 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0023-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	70	
Exterior Wall	15	CONC BLOCK	30	
Roof Structure	08	IRREGULAR	100	
Roof Cover	07	CONC TILE	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,369	100	2,369	372,075
FGR	448	55	246	38,637
FOP	36	30	11	1,728
FOP	361	30	108	16,962
UOP	50	20	10	1,571
TOTALS	3,264		2,744	430,972

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,744	120.4560	171.65	471,008	2005	2005	0	0	0	8.50	91.50
1 SFR CUST - 100% - 2016					Heated Area: 2369				HX Base Yr 2016			
												