

LOT 28
IN OR 1487/1523
PRESERVE @ SUMMER BEACH #1A

MORGAN JAMES W & GAIL C
95100 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0028-0000



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		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	2,356	100	2,356	356,557
FGR	441	55	243	36,776
FOP	48	30	14	2,119
FOP	361	30	108	16,345
FUS	489	100	489	74,006
UOP	70	20	14	2,119
TOTALS	3,765		3,224	487,920

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,224	115.4370	164.50	530,348	2006	2006	0	0	8.00	92.00

1 SFR CUST - 100% - 2008

Heated Area: 2845

HX Base Yr 2008

BAS
2006

FOP
2006

FGR
2006

FUS
2006

BLD DATE	LGL DATE
XF DATE	LAND DATE