

LOT 20
OR 531 PG 357
BEACH WALKER VILLAGE PB 4/14

COMEAU CHARLES R
33 CANVASBACK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0200-0020-0000



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	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		1. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 10		
NEIGHBORHOOD/LOC	10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,427	100	2,427	314,114
FGR	550	55	302	39,086
FOP	158	30	47	6,083
STP	24	10	2	259
UOP	192	20	38	4,919
TOTALS	3,351		2,816	364,460

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,816	129.3658	153.62	432,594	1981	1987	0	0	15.75	84.25
1 SNGL FAM - 100% - 1988						Heated Area: 2427		HX Base Yr 1988			
The floor plan diagram illustrates the layout of a single-family home with various rooms and utility areas. The areas are labeled with codes and years: UOP 1993 (Utility/Outdoor Pool area), BAS 1993 (Bathroom area), FOP 1993 (Front Outdoor Pool area), STP 1993 (Storage area), and FGR 1993 (Front Garden area). Dimensions are provided for each section, indicating the size of the areas in square feet. The diagram shows a central living area with a fireplace, a kitchen area, a dining area, and a living area. The utility area (UOP) is located at the top left, and the bathroom (BAS) is located in the center. The front outdoor pool (FOP) is located at the bottom right, and the storage area (STP) is located at the bottom center. The front garden (FGR) is located at the bottom left. The dimensions for each section are: UOP 1993 (16x16), BAS 1993 (26x12), FOP 1993 (12x12), STP 1993 (4x4), and FGR 1993 (22x22).											
BLD DATE					LGL DATE						
XF DATE					LAND DATE						