

LOT 98
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

BRAND OTTO REINIER & KARIN ILONA
54 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0201-0098-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		10	ABOVE AVG 50	
Exterior Wall		16	WD FR STUC 50	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		11	CLAY TILE 50	
Interior Floor		12	HARDWOOD 50	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms		4	100	
Bathrooms		3	100	
Frame		02	WOOD FRAME 100	
Stories		1.5	1.5 100	
Units			0 100	
Quality		06	Quality Level 06	
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	1,637	100	1,637	353,165
FGR	561	55	309	66,664
FOP	28	30	8	1,726
FOP	160	30	48	10,355
FUS	1,254	100	1,254	270,537
UOP	54	20	11	2,373
USP	351	30	105	22,652
TOTALS	4,045		3,372	727,473

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,372	151.7724	216.28	729,296	2021	2021	0	0	0.25	99.75
1 SFR CUST - 100% - 2022						Heated Area: 2891		HX Base Yr 2022			
27 13 16 10 31 11 4 7 4 6 3 23 18 12 7 21 25 30 9 14 4 9 11 10 16 27 USP 2021 FOP 2021 BAS 2021 FGR 2021 FOP 2021 UOP 2021 10 7 32 8 6 16 52 20 4 11 19 FUS 2021											
BLD DATE						LGL DATE			XF DATE		
LAND DATE											