

LOT 143  
IN OR 1853/1358  
BEACHWOOD VILLAGE UNIT 2

KAMMAN GERALD J & SARAH S  
15 BUCKTHORNE RD  
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0143-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 11               | CLAY TILE 60     |              |                      |
| Interior Floo            | 14               | CARPET 40        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 2 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  |                  | 1. 1. 100        |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 04               | Quality Level 04 |              |                      |
| 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                      | 1,778            | 100              | 1,778        | 269,498              |
| FGR                      | 352              | 55               | 194          | 29,405               |
| FOP                      | 28               | 30               | 8            | 1,212                |
| FOP                      | 135              | 30               | 40           | 6,063                |
|                          |                  |                  |              |                      |
| TOTALS                   | 2,293            |                  | 2,020        | 306,179              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |                |           |         |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1989    |
| 2              | 0858       | SCULP CONC  | 0   | 100 | 0 | 0 | 579.00 | SF | 13.00    | 13.00          | 100       | 1989    |
| 3              | 0825       | BRICK       | 0   | 100 | 0 | 0 | 638.00 | SF | 12.50    | 12.50          | 100       | 1989    |
| 4              | 1075       | TRELLIS G   | 0   | 100 | 0 | 0 | 60.00  | SF | 35.00    | 35.00          | 100       | 1989    |
| 5              | 1125       | CB/STC 6"   | 0   | 100 | 0 | 0 | 426.00 | SF | 7.35     | 7.35           | 100       | 1989    |
| 6              | 0446       | BOX FNC 6'  | 0   | 100 | 0 | 0 | 35.00  | LF | 20.00    | 20.00          | 100       | 1989    |
| 7              | 1242       | WD DECK A   | 0   | 100 | 0 | 0 | 591.00 | SF | 10.00    | 10.00          | 100       | 1999    |
|                |            |             |     |     |   |   |        |    |          |                |           |         |
|                |            |             |     |     |   |   |        |    |          |                |           |         |
|                |            |             |     |     |   |   |        |    |          |                |           |         |
|                |            |             |     |     |   |   |        |    |          |                |           |         |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0500               | 01  | 2,020     | 120.1872    | 171.27         | 345,965        | 1989 | 1999 | 0    | 0    | 0 | 11.50 | 88.50  |

1 SFR CUST - 100% - 1996

Heated Area: 1778

HX Base Yr 1996

The diagram shows a floor plan with three main areas labeled in blue: FOP 1993, BAS 1993, and FGR 1993. The FOP 1993 area is on the left, BAS 1993 is in the upper middle, and FGR 1993 is a rectangular area at the bottom. The perimeter is defined by a series of connected line segments with dimensions: 18, 3, 7, 3, 7, 3, 21, 3, 5, 6, 5, 28, 9, 6, 4, 2, 2, 16, 22, 16, 11, 5, 8, 17, 13, 16, 8. There are also internal dimensions: 10, 13, 11, 17, 8, 2, 16, 22, 16, 11, 5, 8, 17, 13, 16, 8. The FGR 1993 area has dimensions 22 by 16. The FOP 1993 area has dimensions 13 by 11. The BAS 1993 area has dimensions 16 by 8. The FGR 1993 area has dimensions 22 by 16.

|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |