

E 1/2 OF NE 1/4 OF NW 1/4
EX 3-1 EX 3-2 EX 3-3
IN OR 2619/943

MURTY JUSTIN AARON & NICOLE
85097 CALUMET DRIVE
FERNANDINA BEACH, FL 32034

2023

07-2N-27-0000-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		04	PLYWOOD 80	
Interior Wall		03	PLASTER 20	
Interior Floor		09	PINE WOOD 100	
Air Condition		01	NONE 100	
Heating Type		02	CONVECTION 100	
Bedrooms			2 100	
Bathrooms			1 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
BUD\$ Adjustme		04	DIST 01 100	
Occupancy		00	NONE 100	
Quality		01	Quality Level 01	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	13,899
FEP	119	80	95	1,429
FST	60	55	33	496
TOTALS	1,103		1,052	15,824

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,052	83.3400	75.21	79,121	1955	1955	0	30	40	24.00	20.00

1 SINGLE FAM - 0% - 0

Heated Area: 924

HX Base Yr

Diagram illustrating the lot layout and dimensions:

- Top horizontal boundary: 16
- Left vertical boundary (top section): 8
- Inner vertical boundary (left section): 6
- Inner vertical boundary (right section): 18
- Inner horizontal boundary (top section): 10
- Inner horizontal boundary (bottom section): 6
- Bottom horizontal boundary (top section): 11
- Bottom horizontal boundary (bottom section): 29
- Right vertical boundary (top section): 8
- Right vertical boundary (bottom section): 24
- Left vertical boundary (bottom section): 24
- Bottom horizontal boundary (bottom section): 17
- Inner vertical boundary (bottom section): 7

Area Calculations:

- FST 1993
- BAS 1993
- FEP 1993

BLD DATE		LGL DATE	
XF DATE		LAND DATE	