

BLOCK 3 LOT 1
IN OR 1834/398 & OR 1834/400
WILLOW BRANCH ACRES PB 4/58

RIMES WILLIAM A JR
95035 PLUM LOOP
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0003-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
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 04

NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	104,958
FOP	45	30	14	1,089
FSP	170	40	68	5,286
UCP	692	20	138	10,729
UST	208	45	94	7,308
TOTALS	2,465		1,664	129,370

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	13	11		143.00	SF 30.00	100	1986	1986	3	20	858	
2	0351	CARPORT MT	0	0	39	21		819.00	SF 10.00	100	1999	1999	3	20	1,638	
3	1242	WD DECK A	0	0	20	10		200.00	SF 5.00	100	1999	1999	3	20	200	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0005	OR	0.00	0.00	1.09	AC		1.00	1.00	0.95	75,000.00	71,250.00	77,662							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,664	108.1500	97.61	162,423	1950	1980	0	0	0	20.35	79.65	

1 SINGLE FAM - 0% - 0

Heated Area: 1350

HX Base Yr

UCP
1999

22

30

4

10

26

8

26

4

30

2

5

9

5

9

FSP
2011

17

10

10

17

BAS
1998

28

43

30

FOP
1999

9

5

5

9

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
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3	1242	WD DECK A	0	0	20	10		200.00	SF 5.00	100	1999	1999	3	20	200	

TOTAL OB/XF 2,696

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0005	OR	0.00	0.00	1.09	AC		1.00	1.00	0.95	75,000.00	71,250.00	77,662							