

LOT 44A  
IN OR 1487/182  
THE VILLAGE @ MARSH LAKES

MULKEARNS RITA V  
91015 TEAL COURT  
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227V-044A-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 14               | CARPET 80        |              |                      |
| Interior Floor           | 11               | CLAY TILE 20     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 4 100            |              |                      |
| Bathrooms                |                  | 3.5 100          |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 2.               | 2. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA 04      |              |                      |
| NEIGHBORHOOD/LOC         | 4015.0100        |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,252            | 100              | 1,252        | 113,848              |
| FGR                      | 545              | 55               | 300          | 27,280               |
| FOP                      | 76               | 30               | 23           | 2,092                |
| FOP                      | 124              | 30               | 37           | 3,365                |
| FUS                      | 287              | 100              | 287          | 26,098               |
| FUS                      | 772              | 100              | 772          | 70,201               |
| PTO                      | 149              | 5                | 7            | 637                  |
| TOTALS                   | 3,205            |                  | 2,678        | 243,520              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |         |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0320               | 01  | 2,678     | 110.9760    | 105.43         | 282,342        | 1994 | 1994 | 0    | 0    | 0 13.75 | 86.25  |

1 TOWNHOUSE - 100% - 2008

Heated Area: 2311

HX Base Yr 2008

The floor plan diagram shows a townhouse layout with the following labeled areas and dimensions:

- FUS 1994**: Located in the top left, with dimensions 29, 11, 14, 29, 3, 9, 3, 40.
- FGR 1994**: Located in the top center, with dimensions 20, 25, 28, 3, 15, 7, 13, 8, 12, 3, 12, 13, 18, 14, 15, 9, 10, 3, 6, 15.
- PTO 1998**: Located in the center, with dimensions 19, 19, 16, 4, 12, 3, 13, 12, 13, 18, 14, 15, 9, 10, 3, 6, 15.
- BAS 1994**: Located in the bottom center, with dimensions 39, 12, 13, 12, 18, 14, 15, 9, 10, 3, 6, 15.
- FOP 1994**: Located in the bottom left, with dimensions 9, 10, 3, 6, 15.
- FUS 1994**: Located in the top right, with dimensions 12, 6, 5, 7, 5, 8, 12, 21.

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