

LOT 64
IN OR 2099/200
PINEY ISLAND II PB 4/97

HORD MAX B & CIARA T
96074 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0064-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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		04
NEIGHBORHOOD/LOC	4016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,498	100	2,498	316,695
FGR	624	55	343	43,486
FOP	232	30	70	8,875
FOP	292	30	88	11,156
STR	21	10	2	253
STR	28	10	3	380
TOTALS	3,695		3,004	380,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,004	108.3852	128.71	386,645	2018	2018	0	0	1.50	98.50

1 SNGL FAM - 100% - 2019

Heated Area: 2498

HX Base Yr 2019

The diagram illustrates a property layout with three primary sections: FGR 2018 (Front Garden Room) on the left, FOP 2018 (Front Office/Pool) in the center, and BAS 2018 (Back Area) on the right. Each section is defined by a set of dimensions. FGR 2018 is a large rectangular area with dimensions 31, 26, 24, and 24. FOP 2018 is a smaller area with dimensions 13, 13, 20, and 13. BAS 2018 is a large area with dimensions 26, 18, 20, and 18. The diagram also shows connections between these areas, with dimensions such as 10, 13, 12, 39, 5, 2, 8, 11, 4, 7, 4, 12, 8, 6, 9, 13, 6, 12, 2, 18, 11, 4, 7, 4, 1