

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 969/888 &
OR 1023/786 (EX UTIL ESMT IN

TODD HAROLD I & SANDI C
96037 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0002-0130



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,566	100
FGR	460	55
FOP	36	30
FOP	264	30
TOTALS	2,326	1,909

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,909	114.2190	135.64	258,937	2001	2001	0	0	10.50	89.50

1 SNGL FAM - 100% - 2002

Heated Area: 1566

HX Base Yr 2002

The diagram illustrates a property layout with three distinct lots, each labeled with its name and year. The lots are FOP 2013, FGR 2001, and BAS 2001. The overall property dimensions are 43 units wide and 45 units deep. The FOP 2013 lot is located at the top, measuring 22 units wide and 12 units deep. The FGR 2001 lot is located at the bottom left, measuring 23 units wide and 23 units deep. The BAS 2001 lot is located at the bottom right, measuring 15 units wide and 15 units deep. The diagram also shows the boundaries between the lots and the overall property boundaries, with dimensions provided for each segment.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023