

LOT 49
VILLAGE WALK PHASE 1
PBK 2239/1289

HECKER SUSAN
83594 WATKINS WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0049-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 100		
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	4090.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2,013	218,660
FGR	447	55	246	26,722
FOP	164	30	49	5,322
FSP	216	40	86	9,342
STP	15	10	2	217
UOP	110	20	22	2,390
USP	432	30	130	14,121
TOTALS	3,397		2,548	276,774

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,548	120.9600	109.17	278,165	2020	2020	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2021				Heated Area: 2013				HX Base Yr 2021			
BLD DATE			03/13/2023			NW		LGL DATE			
XF DATE								LAND DATE			