

LOT 6
IN OR 2198/1579
FLORALA HOMES SUB PB 2/79

MAROUN GUS
942652 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5040-0006-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 90		
Interior Floo	11	CLAY TILE 10		
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	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	204,098
FGR	399	55	219	32,578
FOP	48	30	14	2,083
PTO	100	5	5	744
TOTALS	1,919		1,610	239,503

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,610	129.1422	153.36	246,910	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM - 100% - 2019

Heated Area: 1372

HX Base Yr 2019

BLD DATE

XF DATE

LGL DATE

LAND DATE