

PARCELS 8-1 & 8-4
IN OR 1886/548
FPL ESMT OR 310/541

DENNARD WILLIAM IRVIN
PO BOX 431
FERNANDINA BEACH, FL 32035

2023

41-2N-28-0000-0008-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floor	09	PINE WOOD 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	748	100	748	37,172
FOP	120	30	36	1,789
UGR	308	45	139	6,908
TOTALS	1,176		923	45,869

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	923	71.2800	64.33	59,377	1960	1960	0	0	0	22.75
1 SINGLE FAM - 100% - 2022											
Heated Area: 748											
HX Base Yr 2022											
22 34 16 18 22 14 14 15 8 8 15 BAS 1993 UGR 2005 FOP 2005											

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/30/2023

ML
