

PT OF LOT 8 & PT OF LOT 7
IN OR 2544/1535
YULEE FARMS SUB 1 PB 2/37

AGRONOW DANIEL S & REBECCA L
729 OCEAN AVENUE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-4500-0008-0010



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		03	BELOW AVG. 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 50	
Roof Cover		12	MODULAR MT 50	
Interior Wall		02	WALL BD/WD 100	
Interior Floor		13	LVT/LAMNT 100	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 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		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	63,335
UOP	96	20	19	1,135
TOTALS	1,156		1,079	64,470

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,079	86.2575	77.85	84,000	1945	2000	0	0	23.25	76.75	
1 SINGLE FAM - 0% - 2023							Heated Area: 1060			HX Base Yr		
BAS 1993 UOP 1993												
85252 HARTS RD, YULEE												