

PT LOT 54 & PRIVATE PARK TRACT
IN OR 1741/377 (EX ESMT IN
OR 805/1448 & EX PT IN

DENMARK PHILLIP JAY
95054 CANOE LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0054-0000



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	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
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	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4006.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2,169	251,979
FOP	76	30	23	2,672
UOP	110	20	22	2,555
TOTALS	2,355		2,214	257,207

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,214	103.2479	122.61	271,459	2015	2015	0	0	0	5.25	94.75
2 SNGL FAM - 100% - 2012				Heated Area: 2169				HX Base Yr 2012				
11 10 10 11 UOP 2015 29 22 37 51 21 16 11 4 4 3 3 4 14 14 21 BAS 2015 FOP 2015												
BLD DATE				03/03/2023			NW		LGL DATE			
XF DATE				06/02/2008			RK		LAND DATE		05/30/2023	
											ML	