

LOT 3
IN OR 2152/1968
ESMT OR 1735/627

LEWIS ROBERT A & KRISTEN E
95201 GOFFINSVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-549T-0003-0000



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 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	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	2,239	100	2,239	313,103
FOP	137	30	41	5,734
FOP	207	30	62	8,670
TOTALS	2,583		2,342	327,507

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,342	119.5502	141.97	332,494	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 100% - 2020 Heated Area: 2239 HX Base Yr											
95201 GOFFINSVILLE RD, FERNANDINA BEACH											
BLD DATE: 05/30/2023 MLU											

TOTALS		2,583	2,542		327,367		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0500	FP-PRE FAB	0	100	0	0	
3	0861	POOL GUNIT	0	100	30	14	
4	0855	CONC PAVER	0	100	0	0	
5	0811	CONCRETE B	0	100	0	0	

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