

GILL CAREY E & SUSAN M
96409 MARSH HEN ROAD
FERNANDINA BEACH, FL 32034

46-3N-28-5103-0023-0000

[illegible]

TRACT 23
IN OR 401 PG 348
LIVE OAK PLANTATION 2 UNR

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FERNANDINA BEACH, FL 32034

2023

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame		N/A 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100	308	18,981
FGR	638	55	351	21,630
FOP	40	30	12	739
TOTALS	986		671	41,350

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	671	127.7100	63.86	42,850	2014	2014	0	0	0	3.50
2 ACCESSORY U - 100% - 1990						Heated Area: 308		HX Base Yr 1990			
22 14 14 22 5 24 22 29 24 22 BAS 2014 FGR 2014 FOP 2014											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/05/2023

MLU