

LOT 1
PT OR 730/561
NORTH SHORE SUB PB 5/255-256

DAVIS TERRY
96027 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5340-0001-0000



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	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
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	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2,370	254,157
FGR	770	55	424	45,469
FOP	320	30	96	10,295
UOP	60	20	12	1,287
USP	488	30	146	15,657
TOTALS	4,008		3,048	326,865

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,048	103.5000	122.91	374,630	2005	2005	0	0	0 12.75	87.25	
2 SNGL FAM - 100% - 1996												
Heated Area: 2370												
HX Base Yr 1996												
The floor plan diagram shows a large rectangular lot with several internal divisions. The areas are labeled as follows: USP 2006 (top right), BAS 2005 (center right), FOP 2005 (bottom right), FGR 2005 (bottom left), and UOP 2005 (middle left). Dimensions are provided for each area and the overall lot. The lot is bounded by 50' on the top, 38' on the right, 24' on the bottom, and 37' on the left. Internal dimensions include 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 14', 40', 40', 38', 19', 6', 14', 10', 5', 8', 21', 20', 10', 6', 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