

LOT 18
IN OR 860/581
SPANISH OAKS UNIT 1-A PB 6/99

LAMBERT FRED G & SUSAN
94219 WILLOW OAK LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 90		
Exterior Wall	20	FACE BRICK 10		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 100		
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	4021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	152,151
FGR	418	55	230	25,304
FOP	112	30	34	3,740
FSP	140	40	56	6,161
TOTALS	2,053		1,703	187,357

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,703	105.7350	125.56	213,829	1998	1998	0	0	0	12.38	87.62	

1 SNGL FAM - 100% - 1999

Heated Area: 1383

HX Base Yr 1999

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue text: BAS 1998, FSP 1998, FGR 1998, and FOP 1998. The layout is defined by a series of connected lines forming a complex polygon. Dimensions are provided for various sections of the plan, including wall lengths and room widths. The areas are interconnected, with FSP 1998 at the top, FGR 1998 on the right, FOP 1998 at the bottom, and BAS 1998 occupying the central-left portion. The overall shape is irregular, with several internal divisions and external protrusions. The dimensions are given in feet, with some sections labeled with numbers like 11, 10, 14, 20, 26, 35, 19, 16, 8, 2, and 5.

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