



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	12	HARDWOOD 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	4 100		
Bathrooms		5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Quality		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	03
NEIGHBORHOOD/LOC		3038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2,536	496,504
FGR	743	55	409	80,075
FOP	132	30	40	7,831
FOP	431	30	129	25,256
FST	56	55	31	6,070
FUS	1,020	100	1,020	199,698
STR	122	10	12	2,349
TOTALS	5,040		4,177	817,784

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,177	131.8416	197.76	826,044	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2024											
Heated Area: 3556											
HX Base Yr 2024											
5428 PRICE ST, FERNANDINA BEACH											
BLD DATE				LGL DATE				04/15/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

EXTRA FEATURES															5428 PRICE ST, FERNANDINA BEACH		XF DATE INC DATE		LAND DATE AG DATE		04/15/2024		MLU	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1	0504	FP-ELECTRI	0 100	0	0	1.00		UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980								
2	0877	JACUZZI	0 100	0	0	1.00		UT	1,000.00	1,000.00	100	2020	2020	3	90	900								
3	0861	POOL GUNIT	0 100	0	0	450.00		SF	85.00	85.00	100	2020	2020	3	93	35,573								
4	0910	SCRN RM L	0 100	0	0	637.00		SF	15.00	15.00	100	2020	2020	3	90	8,600								
5	0855	CONC PAVER	0 100	0	0	756.00		SF	10.00	10.00	100	2020	2020	3	99	7,484								