

LOT 18 IN OR 857/1929
EGANS BLUFF #3 PB 5/243

GRAEWE NORMAN W & MICHAELA P W
2874 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	11	CLAY TILE 20		
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	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC	2031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	236,142
FGR	484	55	266	34,399
FOP	64	30	19	2,457
FOP	156	30	47	6,078
TOTALS	2,530		2,158	279,078

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	124.6462	155.81	336,238	1989	1989	0	0	0	17.00	83.00

1 SNGL FAM - 100% - 1999

Heated Area: 1826

HX Base Yr 1999

The diagram shows a building footprint with several labeled areas and dimensions:

- FOP 1993** (Front Office Portico): A rectangular area at the top left with a width of 26 and a height of 6. It is connected to the main building by a vertical line of length 11.
- BAS 1993** (Basement): The central area of the building.
- FGR 1993** (Front Garden Room): A rectangular area at the bottom left with a width of 22 and a height of 22. It is connected to the main building by a vertical line of length 18.
- Other Dimensions:** The main building has a right-side wall of length 40. A horizontal line of length 23 connects the top of the FOP area to the right wall. A horizontal line of length 22 connects the top of the FGR area to the main building. A horizontal line of length 8 connects the right side of the FGR area to a small square area. This small square has a width of 8 and a height of 8. A horizontal line of length 13 connects the right side of this small square to the right wall. A vertical line of length 6 connects the top of this small square to the right wall. A horizontal line of length 12 connects the right side of this small square to the right wall. A vertical line of length 8 connects the bottom of this small square to the main building. A horizontal line of length 6 connects the right side of the main building to the right wall.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024

ML