

LOT 35
IN OR 2132/393
EGANS BLUFF #3 PB 5/243

HOEHN KATHERINE DUDLEY
2833 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0035-0000



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		2.5 100		
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	2,022	100	2,022	281,341
FGR	539	55	296	41,185
FOP	35	30	10	1,391
FOP	172	30	52	7,235
PTO	264	5	13	1,809
TOTALS	3,032		2,393	332,961

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,393	125.7732	157.22	376,227	1995	2000	0	0	0	11.50	88.50

1 SNGL FAM - 100% - 2018

Heated Area: 2022

HX Base Yr 2018

The floor plan diagram illustrates a residential layout with several rooms and their market values as of 1995. The rooms are labeled as follows:

- PTO 1995**: Located at the top left, with a value of 22.
- FOP 1995**: Located below the PTO room, with a value of 17.
- BAS 1995**: A large central room, with a value of 34.
- FGR 1995**: A large room at the bottom right, with a value of 21.
- FOT 1995**: A small room at the bottom left, with a value of 5.

Dimensions are provided for each room and the overall lot. The lot dimensions are 22 (top), 15 (right), 13 (bottom right), 34 (bottom right), 25 (bottom right), 7 (bottom right), 14 (bottom right), 21 (bottom right), 14 (bottom right), 7 (bottom right), 21 (bottom right), 14 (bottom right), 21 (bottom right), 14 (bottom right), 7 (bottom right), 21 (bottom right), 14 (bottom