

LOT 50
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

HETCHKA RAYMOND D & JOANNE
2701 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100	2,225	288,819
FGR	482	55	265	34,398
FOP	68	30	20	2,596
FOP	210	30	63	8,178
PTO	252	5	13	1,688

TOTALS	3,237		2,586	335,679
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	1997	1997	3	73	2,581	
3	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	1997	1997	3	73	712	
4	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	100	1997	1997	3	73	759	
5	1241	WD DECK G	0	100	12	6	72.00	UT	11.50	11.50	100	2000	2000	3	28	232	
6	0810	CONCRETE A	0	100	28	10	280.00	SF	6.50	6.50	100	2000	2000	3	79	1,438	
7	0910	SCRN RM L	0	100	28	15	420.00	SF	15.00	15.00	100	2000	2000	3	20	1,260	

LAND DESCRIPTION			TOTAL OB/XF 9,782														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000133	C	SFR LAKE	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	180,000.00	225,000.00	225,000

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,586	115.8096	144.76	374,349	1997	2002	0	0	0	10.33	89.67		

1 SNGL FAM - 100% - 1998

Heated Area: 2225

HX Base Yr 1998

The diagram shows a floor plan with the following dimensions and room labels:

- PTO 1997**: 28' x 16' (top right)
- FOP 1997**: 16' x 9' (middle right)
- BAS 1997**: 46' x 21' (bottom right)
- FGR 1997**: 22' x 21' (bottom left)

Other dimensions and layout details:

- Overall width: 49'
- Overall height: 46'
- Room dimensions: 16', 28', 15', 7', 9', 16', 2', 8', 2', 16', 40', 12', 10', 2', 11', 23', 9', 3', 6', 3', 12', 3', 8', 2', 10', 5', 2', 3', 12', 3', 8', 2',