



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 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		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM				03
NEIGHBORHOOD/LOC		3034.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	249,240
FGR	472	55	260	40,603
FOP	172	30	52	8,121
FOP	290	30	87	13,586
FUS	810	100	810	126,494
UOP	24	20	5	781
UOP	28	20	6	937

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,816	114.4080	171.61	483,254	2004	2004	0	0	9.00	91.00
1 SFR CUST - 100% - 2021				Heated Area: 2406				HX Base Yr 2021			
95148 MACKINAS CIR, FERNANDINA BEACH											