

LOT 56
IN OR 2051/1972
PDSTRIAN ESMT PT OR 1179/1730

SEARS JOHN THOMAS JR & DIANE HORNER
96273 MONTEGO DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0056-0000



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 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2027.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	277,232
FGR	418	55	230	28,465
FOP	33	30	10	1,238
FOP	96	30	29	3,589
PTO	4	5	0	0
TOTALS	2,791		2,509	310,525

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,509	106.4640	133.08	333,898	2004	2009	0	0	7.00	93.00

1 SNGL FAM - 100% - 2017

Heated Area: 2240

HX Base Yr 2017

The floor plan diagram illustrates a building layout with various rooms and corridors. Key features include:

- BAS 2004**: A large central room with a dimension of 43 on the left side.
- FOP 2004**: Two smaller rooms, one at the top center and one at the bottom right, both with dimensions of 6 and 11.
- FGR 2004**: A room at the bottom left with dimensions of 22 and 19.
- Dimensions**: Various other dimensions are noted throughout the plan, such as 16, 13, 14, 19, 22, 16, 9, 5, 10, 2, 3, 2,