



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2,476	322,989
DCK	355	10	36	4,696
FGR	915	55	503	65,615
FOP	140	30	42	5,479
FOP	159	30	48	6,261
FOP	393	30	118	15,392
FST	60	55	33	4,304
FUS	1,146	100	1,146	149,493
UOP	84	20	17	2,218
UOP	198	20	40	5,218
TOTALS	6,170		4,569	596,016

** This building has 11 Sub-Areas

3027 RIVERSIDE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/18/2024 MLU

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0	100	0	0	3,759.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	0	0	342.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50	6.50
5	0810	CONCRETE A	0	100	0	0	276.00	SF	6.50	6.50
6	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50
7	0300	BOAT DCK W	0	100	0	0	1,476.00	SF	40.00	40.00
8	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00
9	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00
10	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00

TOTAL OB/XF 44,702

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000116	C	SFR MARSH	100		RG-1	0.00	0.00	1.00	LT

TOT DPTH	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	1.00	375,000.00	375,000.00	375,000							