

LOT 7
IN OR 2636/200
SIMMONS REPLAT OF PT OF

MCDANIEL RICHARD ERNEST & MARY THERESA
4970 FIRST COAST HIGHWAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0645-0007-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		1 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	03
NEIGHBORHOOD/LOC		3028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,817	100	2,817	439,283
FGR	654	55	360	56,138
FOP	81	30	24	3,743
FOP	264	30	79	12,319
TOTALS	3.816		3.280	511.483

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,280	103.9600	155.94	511,483	2023	2023	0	0	0	0.00100.00

1 SFR CUST - 100% - 2024

Heated Area: 2817

HX Base Yr 2024

The floor plan diagram illustrates the layout of a single-family residence (SFR) for the year 2024. It features three main areas: FOP 2024 (Front Office/Plan), BAS 2024 (Basement), and FGR 2024 (Front Garden/Rear). The plan includes dimensions for each area and the total heated area of 2817. The FOP 2024 area is located at the top right, with dimensions 10, 4.2, 27, 15, 8, 4.2, and 21. The BAS 2024 area is located in the center, with dimensions 39, 6, 22, 22, 11, 9, 7, 10, 12, and 69. The FGR 2024 area is located at the bottom left, with dimensions 24, 6, 22, 19, and 9. The plan also shows a central corridor with dimensions 4.2, 10, 4.2, 8, 4.2, and 21.

BLD DATE	LGL DATE
VE DATE	LAND DATE