

PT OF LOT 73
IN OR 1165/1952
SUB PT OF SEC 4 PB 0/59

BRUCH LYNN T
895 NISSEN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0073-0010



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,647	100	177,506
FDU	144	65	10,131
FOP	16	30	539
FST	44	55	2,586
PTO	90	5	431
SFB	460	80	39,662
UOP	170	20	3,664
TOTALS	2,571		234,520

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,176	103.8800	129.85	282,554	1984	1984	0	0	0 17.00	83.00

1 SNGL FAM - 100% - 2004

Heated Area: 2015

HX Base Yr 2004

The floor plan diagram illustrates the layout of a single-family home. The main structure is a large rectangle with a total width of 36 and a total height of 24. The layout includes several rooms and corridors:

- PTO 1993**: A small room at the top left, measuring 10 by 9.
- UOP 1993**: A room at the top right, measuring 18 by 10.
- BAS 1993**: A large central room, measuring 12 by 27.
- FDU 1993**: A square room on the right side, measuring 12 by 12.
- FST 1993**: A small room at the bottom left, measuring 4 by 4.
- SFB 2022**: A large room at the bottom right, measuring 20 by 21.

Dimensions for corridors and other areas are also provided, such as 12, 27, 11, 36, 23, 11, 10, 4, 11, 20, 21, 4, 5, 11, 10,