

PT OF LOT 4  
IN OR 808/27  
SUB OF S0 PT SEC 12 DB 39/292

CRUMBLEY WILLIAM J & KIMBALL J  
1216 MANUCY ROAD  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0004-0150



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 10               | ABOVE AVG 100    |              |                      |
| Roof Structur            | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 14               | CARPET 60        |              |                      |
| Interior Floo            | 12               | HARDWOOD 40      |              |                      |
| 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                  |                  | MKT AREA         |              | 03                   |
| NEIGHBORHOOD/LOC         | 3027.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,465            | 100              | 1,465        | 143,669              |
| DCK                      | 314              | 10               | 31           | 3,040                |
| FOP                      | 516              | 30               | 155          | 15,200               |
| FSP                      | 379              | 40               | 152          | 14,906               |
| FUS                      | 405              | 100              | 405          | 39,717               |
| PTO                      | 45               | 5                | 2            | 196                  |
| UOP                      | 9                | 20               | 2            | 196                  |
| TOTALS                   | 3,133            |                  | 2,212        | 216,924              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100               | 01  | 2,212     | 117.3060    | 111.44         | 246,505        | 1998 | 1998 | 0    | 0    | 0 | 12.00 | 88.00  |

1 SINGLE FAM - 100% - 1999

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|--------------------------|----|----------------|--|--|
| ELEMENT                  | CD | CONSTRUCTION   |  |  |
| Exterior Wall            | 10 | ABOVE AVG 100  |  |  |
| Roof Structur            | 03 | GABLE/HIP 100  |  |  |
| Roof Cover               | 03 | COMP SHNGL 100 |  |  |
| Interior Wall            | 02 | WALL BD/WD 100 |  |  |
| Interior Floo            | 03 | CONC FINSH 100 |  |  |
| Air Condition            | 01 | NONE 100       |  |  |
| Heating Type             | 01 | NONE 100       |  |  |
| Bedrooms                 |    | 0 100          |  |  |
| Bathrooms                |    | 0 100          |  |  |
| Frame                    | 01 | TYP WD 100     |  |  |
| Stories                  | 1. | 1. 100         |  |  |
| Units                    |    | 0 100          |  |  |
| Occupancy                | 00 | NONE 100       |  |  |
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