

FANCHER ROBERT B & KIMBERLY L
2980 FERINAND CT
FERNANDINA BEACH, FL 32034

00-00-31-087I-0119-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

1603WD FR STUC 100

GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

11CLAY TILE 20

03CENTRAL 100

04AIR DUCTED 100

41003100WOOD FRAME 100

1.51.51000100NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

03Quality Level 03

0100SINGLE FAMILY

MKT AREA01

1079.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

FUS

2,442

684

102

192

306

100

55

30

30

100

2,442

376

31

58

306

379,238

58,392

4,815

9,008

47,521

TOTALS

3,726

3,213

498,974

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

10855CONC PAVER0100274108.00SF10.0010.0010020082008389961

20855CONC PAVER010000813.00SF10.0010.00100200820083897,236

30462ST/AL FNC01002420968.00SF10.0010.00100200820083525,034

40463FENCE GATE0100003.00UT300.00300.0010020082008374666

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100CSFR1000003R-10.000.001.00LT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE

11/15/2019

BY

DJA

Total Acres:

0.00

Total Land Value:

150,000

Market:

0

Agricultural:

0

Common:

150,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB EYBECONFNCTNORM% CONDO

0500013,213101.7520167.89539,43120082008007.5092.50

1 SFR CUST - 100% - 2016Heated Area: 2748HX Base Yr 2016

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

498,974

13,897

150,000

662,871

287,662

375,209

50,000

325,209

662,871

0

630,995

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20080340CO ISSUED003/31/2008

20080510OTHER7,92703/31/2008

20080416ELEC OTHER2,00003/19/2008

20080340NEW CONSTR261,41203/05/2008

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1987/01316/19/2015WDQI01418,000

GRANTOR: ADAMS CHRISTOPHER TRO

GRANTEE: FRANCHER ROBERT B &

1583/10999/03/2008WDQI368,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: ADAMS CHRISTOPHER T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N4 W25 S4 E1 S4 E23 N4 E1\$
W1 S4 W23 N4 W18 S39 FGR=[YR=2008] W10 S20 E10 S2 E22 N22
W22\$ E22 S12 E12 FOP=[YR=2008] S6 E11 N8 W3 N3 W6 S5 W2\$ E2
N5 E6 S3 E14 N49\$ PTR=E15 FUS=[YR=2008] E2 N4 E9 S4 E2 S15
W2 S10 W6 N7 W5 N18\$ W15\$.