

BLK A LOT 6 & W1/2 OF LOT 5,
LOT 7 & W1/2 OF LOT 8
& PT OF ADBN ALLEY

ZEH DAVID & KELLY B
2102 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000A-0060



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	07	ASB SHNGLE 90		
Exterior Wall	10	ABOVE AVG 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	06	CUST PANEL 20		
Interior Floo	12	HARDWOOD 90		
Interior Floo	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Quality		04 Quality Level 04		
DOR CODE		0100 SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC		1012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	1,790	254,859
FOP	12	30	4	569
TOTALS		1,802	1,794	255,428

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,794	136.6200	170.78	306,379	1939	2000	0	0	16.63	83.37

1 SNGL FAM - 100% - 2019

Heated Area: 1790

HX Base Yr 2019

Diagram of a property lot with dimensions and area calculations. The lot is an irregular polygon with dimensions: 28 (top), 34 (right), 21 (bottom right), 18 (bottom), 11 (left), 23 (left), 22 (top left), 20 (bottom left). The area is labeled BAS 1993. There is a small area labeled 4-OP4 1993.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024
INC DATE		AG DATE	

MLU

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
1	0810	CONCRETE A	0	100	137	3	411.00	SF	6.50	6.50	100	1939	1939	3
2	0810	CONCRETE A	0	100	61	3	183.00	SF	6.50	6.50	100	2003	2003	3
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1939	1939	3
4	0810	CONCRETE A	0	100	20	21	420.00	SF	6.50	6.50	100	1960	1960	3
5	0510	GARAGE WD-	0	100	31	23	713.00	SF	35.00	35.00	100	1960	1960	3
6	1242	WD DECK A	0	100	0	0	255.00	SF	10.00	10.00	100	2004	2004	3
7	0910	SCRN RM L	0	100	0	0	197.00	SF	15.00	15.00	100	2012	2012	3
8	0910	SCRN RM L	0	100	0	0	169.00	SF	15.00	15.00	100	2012	2012	3
TOTAL OB/XF 12,038														

LAND DESCRIPTION										TOTAL OB/XF										12,038									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0003	R-1	75.00	156.00	75.00	FF	1	1.16	1.00	1.16	3,200.00	3,712.00	278,400												