



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
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. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,329	100
FGR	402	55
FOP	120	30
FOP	288	30
PTO	387	5
TOTALS	3,526	2,691

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,691	148.7424	223.11	600,389	2005	2005	0	0	8.50	91.50	

1 SFR CUST - 100% - 2019

Heated Area: 2329

HX Base Yr 2019

Property map showing lot boundaries and area calculations. The lot is irregular with several setbacks. Key areas labeled include FGR 2005, PTO 2005, FOP 2005, and BAS 2005. Dimensions are provided for various segments of the lot.

BLD DATE	LGL DATE
XF DATE	LAND DATE

03/21/2024

MLU

FARMER ROBERT C LIVING TRUST/FARMER ROBERT C TRUST
1720 GARDENIA STREET
FERNANDINA BEACH, FL 32034

00-00-31-102P-0021-0090

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