

LOT 11
IN OR 1912/636
BUCKS FDNA BEACH 1 PB 2/30

GRUBER C MARCUS III & PATRICIA
2438 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0011-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	02	WALL BD/WD 100		
Interior Floor	09	PINE WOOD 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		1052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	109,652
BAS	216	100	216	25,305
DCK	28	10	3	351
UOP	40	20	8	937
TOTALS	1,220		1,163	136,244

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,163	93.8100	140.72	163,657	1945	1985	0	0	0	16.75	83.25
1 SFR CUST - 100% - 2016												
Heated Area: 1152												
HX Base Yr 2016												
4 7 DCK 1993 4 14 10 9 9 24 29 39 24 4 10 4 10 JOP 1993												
BLD DATE XF DATE							LGL DATE LAND DATE					
							05/07/2024					
							MLU					