

BLOCK 2 S1/2 OF LOT 2
IN OR 2186/1432
BUCKS FDNA BEACH #2 PB 3/17

FERUS SHIRLEY R
2754 1ST AVE #B
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0002-0022



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	12	CEDAR 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	12	HARDWOOD 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	620	105,760
FGR	240	55	132	22,517
FOP	16	30	5	853
FOP	60	30	18	3,070
FUS	668	100	668	113,948
SFB	240	80	192	32,751
UOP	20	20	4	682
TOTALS	1,864		1,639	279,583

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	12	1,639	213.0025	202.35	331,652	1988	1990		0	0	15.70	84.30	
1 TOWNHOUSE - 100% - 2019													
Heated Area: 1480													
HX Base Yr 2019													