

LOT 245-B  
IN OR 1897/1049  
GA FDNA BEACH #2 UNR

PEEPLES JOHN C  
530B TARPON AVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0245-00B0



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |              |                      |
| Roof Structur            | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 14               | CARPET 90        |              |                      |
| Interior Floor           | 08               | SHT VINYL 10     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 2.               | 2. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 04               | Quality Level 04 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         | 01           |                      |
| NEIGHBORHOOD/LOC         | 1041.0100        |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 657              | 100              | 657          | 62,023               |
| FGR                      | 284              | 55               | 156          | 14,727               |
| FOP                      | 42               | 30               | 13           | 1,227                |
| FOP                      | 45               | 30               | 14           | 1,322                |
| FST                      | 54               | 55               | 30           | 2,832                |
| FUS                      | 916              | 100              | 916          | 86,474               |
| PTO                      | 120              | 5                | 6            | 566                  |
| TOTALS                   | 2,118            |                  | 1,792        | 169,171              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0320               | 01  | 1,792     | 117.6000    | 111.72         | 200,202        | 1992 | 1992 | 0    | 0    | 0 | 15.50 | 84.50  |

1 TOWNHOUSE - 100% - 2021

Heated Area: 1573

HX Base Yr 2021

The diagram shows a townhouse layout with the following rooms and dimensions:

- PTO 1993**: 12x10
- BAS 1993**: 19x29
- FST 1993**: 9x6
- FGR 1993**: 15x20
- FOP 1993**: 6x7
- FUS 1993**: 15x51

Other dimensions and layout details:

- Overall width: 12
- Overall height: 40
- Room dimensions: 10, 12, 19, 29, 40, 13, 4, 9, 6, 11, 7, 15, 13, 5, 15, 9, 5, 31, 7, 6, 7, 7, 9, 4, 2, 4, 51, 6, 12

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/20/2024 |

MLU