

LOT 247-B
IN OR 2423/1672
DECLARATION CVNTS & RSTR

KINCEN MARY LYNN
534 TARPON AVE #B
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0247-00B0



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 Floo	11	CLAY TITL 50		
Interior Floor	12	HARDWOOD 50		
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	67,439
FGR	338	55	186	19,093
FOP	42	30	13	1,334
FUS	961	100	961	98,643
USP	120	30	36	3,695
TOTALS	2,118		1,853	190,203

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,853	123.4800	117.31	217,375	1993	1998	0	0	12.50	87.50

1 TOWNHOUSE - 100% - 2022

Heated Area: 1618

HX Base Yr 2022

12

10

USP
2004

12

10

19

29

BAS
1993

40

13

11

7

26

15

13

6

7

FGR
1993

15

20

40

FUS
1993

51

7

6

7

6

7

9

2

4

6

7

FOP
1993

6

7

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

MLU