

TRACT 9 EX S-1
IN OR 1728/1492
HUTCHINS SOUTH BEACH PB 4/70

DELLE DONNE DAVID G & TERESA H
2982 1ST AV #B
FERNANDINA BEACH, FL 32034

2024

00-00-31-1390-0009-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 80		
Interior Floo	14	CARPET 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	3.	3. 100		
Units		0 100		
Quality	04	Quality Level 04		
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	784	100	784	105,334
FEP	240	80	192	25,796
FGR	488	55	268	36,007
FSP	200	40	80	10,749
FST	28	55	15	2,015
FUS	56	100	56	7,524
FUS	1,020	100	1,020	137,041
UOP	114	20	23	3,090
UOP	240	20	48	6,449
TOTALS	3,170		2,486	334,005

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,486	158.9069	150.96	375,287	2000	2000	0	0	0 11.00	89.00
1 TOWNHOUSE - 100% - 2022 Heated Area: 1860 HX Base Yr 2022											
2982 1ST AV B, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						03/13/2024 MLU					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	100	2000	2000	3
2	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	2000	2000	3
3	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2015	2015	3
4	0861	POOL GUNIT	0	100	0	0	266.00	SF	85.00	85.00	100	2024	2022	98
5	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	100	2024	2022	100
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2022	97
TOTAL OB/XF 31,789														

LAND DESCRIPTION										TOTAL OB/XF										31,789									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		R-3	41.00	120.00	41.00	FF		1.00	1.00	1.40	4,500.00	6,300.00	258,300												