

PT OF LOT 12  
IN OR 1575/378  
PRTY WALL & COMMON MAINTENANCE

JULIAO RICARDO  
2976-A 1ST AV  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1390-0012-0030



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 10               | ABOVE AVG 100    |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 14               | CARPET 90        |              |                      |
| Interior Floo            | 11               | CLAY TILE 10     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2.5 100          |              |                      |
| 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                      | 65               | 100              | 65           | 8,198                |
| FGR                      | 590              | 55               | 324          | 40,866               |
| FOP                      | 20               | 30               | 6            | 757                  |
| FUS                      | 633              | 100              | 633          | 79,841               |
| FUS                      | 633              | 100              | 633          | 79,841               |
| UOP                      | 42               | 20               | 8            | 1,009                |
| UOP                      | 42               | 20               | 8            | 1,009                |
|                          |                  |                  |              |                      |
| TOTALS                   | 2,025            |                  | 1,677        | 211,520              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |           |             |                |                |      |      |      |      |         |        |  |
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| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0320                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 11  | 1,677     | 150.8760    | 143.33         | 240,364        | 1998 | 1998 | 0    | 0    | 0 12.00 | 88.00  |  |
| 1 TOWNHOUSE - 100% - 1999                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |           |             |                |                |      |      |      |      |         |        |  |
| Heated Area: 1331                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |           |             |                |                |      |      |      |      |         |        |  |
| HX Base Yr 1999                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |           |             |                |                |      |      |      |      |         |        |  |
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