

PT LOT 84 IN OR 2582/1387,
LOT 85 & PT SEC 20-3N-29E
IN OR 2294/397

SEDER MICHELLE &/DOONER KEVIN D
1401 S FLETCHER AVE
FERNANDINA BEACH, FL 32034-2320

2024

00-00-31-1460-0085-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 70		
Exterior Wall	23	REINF CONC 30		
Roof Structure	02	SHED 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		3. 3. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	71,805
FOP	140	30	42	6,032
FUS	500	100	500	71,805
FUS	500	100	500	71,805
PTO	740	5	37	5,313
UOP	140	20	28	4,021
UST	80	45	36	5,170
TOTALS	2,600		1,643	235,950

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,643	125.5620	156.95	257,869	2006	2006	0	0	8.50	91.50

2 SNGL FAM - 100% - 2009

Heated Area: 1500

HX Base Yr 2009

Floor plan diagram showing various areas labeled with codes and years: FUS 2006, FOP 2006, UOP 2006, PTO 1993, BAS 1993, UST 2006. Dimensions are provided for each area.

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

MLU

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