

DUNCAN MARSHALL BRUCE & MICHELE A
P O BOX 773
FERNANDINA BEACH, FL 32035

00-00-31-1480-0012-0000

[illegible]

LOT 12 & S1/2 OF LOT 11 &
W1/2 OF 13
PT OR 2128/1039

DUNCAN MARSHALL BRUCE & MICHELE A
P O BOX 773
FERNANDINA BEACH, FL 32035

2024

00-00-31-1480-0012-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	64,556
FOP	144	30	43	5,783
STP	24	10	2	269
TOTALS	648		525	70,608

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	525	145.2000	137.94	72,418	2017	2017	0	0	2.50	97.50
2 SINGLE FAM - 0% - 2018						Heated Area: 480		HX Base Yr 2018			
93 OAK GROVE PL, FERNANDINA BEACH											

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	294	100
TOTALS	294	294 9,752

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	11	294	100.8150	35.29	10,375	2017	2017	0	0	6.00	94.00
3 GARAGE RES - 100% - 2018						Heated Area: 294		HX Base Yr 2018			
21 14 21 14 BAS 2017											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			