

LOT 28
HICKORY RIDGE PBK 2234/596

BANKS DAVID L
1331 ISLAND RIDGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0028-0000



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	13	LVT/LAMMT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1022.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	888	159,120
FGR	204	55	112	20,069
FOP	84	30	25	4,479
PT0	72	5	4	716
TOTALS	1,248		1,029	184,386

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,029	144.0720	180.09	185,313	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022						Heated Area: 888			HX Base Yr 2022		
25 17 12 6 12 14 6 14 12 24 42 6 6 12 2 BAS 2021 FGR 2021 FOP 2021 PTO 2021											