



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 90		
Exterior Wall	10	ABOVE AVG 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	03	PLASTER 100		
Interior Floor	13	LVT/LAMMT 90		
Interior Floor	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	111,036
BAS	264	100	264	32,570
FOP	65	30	20	2,468
FST	56	55	31	3,824
FST	32	55	18	2,221
PTO	135	5	7	863
USP	220	30	66	8,143
TOTALS	1,672		1,306	161,126

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	1,306	138.8161	131.88	172,235	1954	2010	0	0	0	6.45	93.55
1 SINGLE FAM - 100% - 2023				Heated Area: 1164				HX Base Yr 2023				
306 S 15TH ST, FERNANDINA BEACH												