

LOT 10
IN OR 1976/665
PHOENIX WALK PB 5/55

GANDENBERGER MARILYN L/E/
19 ZACHARY CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1635-0010-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	07	CORK/VTILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1074.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	197,211
FDS	60	75	45	5,435
FST	182	55	100	12,077
UOP	360	20	72	8,695
TOTALS	2,235		1,850	223,417

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,850	157.9200	150.02	277,537	1984	1984	0	0	0	19.50	80.50
1 TOWNHOUSE - 100% - 1996												
Heated Area: 1633												
HX Base Yr 1996												
30 5 8 9 15 4 17 10 15 UOP 1993 12 5 12 5 FDS 1993 48 11 8 2 4 15 13 14 13 23 14 14 13 FST 2007												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	
			MLU

EXTRA FEATURES							19 ZACHARY CT, FERNANDINA BEACH				INC DATE		AG DATE					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960		
2	0801	ASPHALT A	0	100	18	18	324.00	SF	3.00	3.00	100	1984	1984	3	50	486		
3	0810	CONCRETE A	0	100	0	0	9.00	SF	6.50	6.50	100	1984	1984	3	44	26		
4	0855	CONC PAVER	0	100	0	0	219.00	SF	10.00	10.00	100	2002	2002	3	82	1,796		
5	0830	FLAGSTONE	0	100	0	0	76.00	SF	12.00	12.00	100	2002	2002	3	82	748		
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