

BLOCK 21 LOTS 5 6 & 7
IN OR 2183/1013
SEAVIEW SUB PB 1/7

EATON ROBERT L TRUST & MCDONALD SALLIE TRUST
3523 1ST AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0021-0050

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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,993	116.4660	145.58	435,721	2007	2007	0	0	7.50	92.50

2 SNGL FAM - 100% - 2008
Heated Area: 2547
HX Base Yr 2008

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			403,042
TOTAL MARKET OB/XF VALUE			9,027
TOTAL LAND VALUE - MARKET			337,500
TOTAL MARKET VALUE			749,569
SOH/AGL Deduction			377,943
ASSESSED VALUE			371,626
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			321,626
TOTAL JUST VALUE			749,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			731,714

Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	90	15	14	1,885
BAS	1,248	100	1,248	168,058
FGR	533	55	293	39,456
FOP	144	30	43	5,791
FSP	216	40	86	11,581
FUS	361	100	361	48,612
FUS	938	100	938	126,312
PTO	92	5	5	673
STR	20	10	2	269
STR	28	10	3	404
TOTALS	3,670		2,993	403,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121661	STAL	0	08/14/2012
20081279	ADDITION	8,500	08/11/2008
20071837	H/AC	2,807	09/27/2007
20071599	GAS	1,103	08/27/2007
20071472	ELEC OTHER	1,500	08/09/2007
20071242	OTHER	8,000	07/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1013	3/13/2018	QC	U	I	11	100

GRANTOR: EATON ROBERT L & SALL				
GRANTEE: EATON ROBERT L & MC				
1037/1204	2/14/2002	WD	Q I	160,000
GRANTOR: BOSWORTH DONALD A & D				
GRANTEE: EATON ROBERT L & SA				

BLD DATE	02/05/2008	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0850	PEBBLE WLK	0	100	0	110.00	SF	3.50	3.50	100	2007	2007	3	88	339	
3	0850	PEBBLE WLK	0	100	0	515.00	SF	3.50	3.50	100	2007	2007	3	88	1,586	
4	0462	ST/AL FNC	0	100	0	576.00	SF	10.00	10.00	100	2012	2012	3	68	3,917	

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2007] W13 FSP=[YR=2007] W24 PTO=[YR=2007] W12 S10 BAS=[YR=2007] S34 E6 FOP=[YR=2007] S6 E7 STR=[YR=2007] S2 E10 N2 W10\$ E17 N6 W24\$ E30 N36 W12 S2 W12 STR=[YR=2007] N7 W4 S7 E4\$ W12\$ E8 N7 E4 N3\$ S10 E12 N2 E12 N8\$ S41 E13 N41\$ PTR=E15 FUS=[YR=2007] E30 S31 W11 S1 W8 N1 W11 N31\$ W15\$ PTR= E60 FUS=[YR=2007] E19 S5 BAL=[YR=2007] E10 S9 W10 N9\$ S14 W19 N19\$ W60\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	337,500							