

BLOCK 1 N1/2 OF LOT 13
IN OR 2075/1653
SOUTH BEACH PB 3/11

GOODMAN JOHN R & SUSAN R
3014 S FLETCHER AVE A
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0001-0131



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1052.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,005	100	1,005	107,198
FGR	288	55	158	16,853
FOP	56	30	17	1,813
FUS	809	100	809	86,292
PTO	40	5	2	213
PTO	68	5	3	320
UOP	75	20	15	1,600
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TOTALS	2,416		2,024	215,891

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,024	130.1832	123.67	250,308	1995	1995	0	0	0 13.75	86.25
1 TOWNHOUSE - 100% - 2024				Heated Area: 1814				HX Base Yr 2024			
3 4 12 5 15 5 20 12 24 17 12 8 7 7 8 17 4</											