

BLOCK 1 N1/2 OF LOT 14
IN OR 2077/169
SOUTH BEACH PB 3/11

WHITEFIELD JAMES & LAUREN
3024 S FLETCHER AVE UNIT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0001-0141



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 60		
Interior Floo	11	CLAY TILE 40		
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		03	Quality Level 03	
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	115,341
FGR	288	55	158	18,134
FOP	72	30	22	2,524
FUS	809	100	809	92,848
PTO	18	5	1	115
PTO	68	5	3	345
UOP	75	20	15	1,722
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TOTALS	2,410		2,028	232,750

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	11	2,028	140.8887	133.84	271,428	1994	1994	0	0	0	14.25	85.75
1 TOWNHOUSE - 100% - 2022												
Heated Area: 1814												
HX Base Yr 2022												