

BLK 35 LOTS 2,7 & PT OF LOT 6
IN OR 1740/805
CITY OF FDNA BEACH S/D OF

KAVANAUGH WILLIAM H & ANNE B
112 N 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0035-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	03	PLASTER 100		
Interior Floor	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	100		
Bathrooms	3	100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	2,145	439,764
FOP	180	30	54	11,072
FOP	496	30	149	30,548
FUS	1,356	100	1,356	278,004
STR	33	10	3	615
STR	36	10	4	821
TOTALS	4,246		3,711	760,822

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	11	3,711	124.2540	186.38	691,656	1859	1990	0	0	110	15.25	110.00
1 SFR CUST - 100% - 0												
					Heated Area: 3501				HX Base Yr			
Floor plan diagram showing various rooms and their dimensions. Rooms are labeled with blue text: FOP 1993, STR 2008, BAS 1993, FUS 1993, and FOP 1993. Dimensions are provided for each room and hallway segment.												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024

ML

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