

FERNANDINA COTTAGES LLC
435 LOCUST STREET
SANTA CRUZ, CA 95060

00-00-31-1800-0130-0031

[illegible]

BLOCK 130 N1/2 OF LOT 3
IN OR 1693/250
CITY OF FDNA BEACH

FERNANDINA COTTAGES LLC
435 LOCUST STREET
SANTA CRUZ, CA 95060

2024

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0800MULTI-FAMILY	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	444	100
FOP	72	30
TOTALS	516	466

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	466	79.0020	75.05	34,973	1944	1985	0	0	26.50	73.50
2 SINGLE FAM - 0% - 0											
Heated Area: 444											
HX Base Yr											
6 2 6 38 BAS 1993 36 12 6 FOP 1993 12											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					