



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	12	CEDAR 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	318,476
FOP	200	30	60	14,154
FST	60	55	33	7,784
FUS	860	100	860	202,880
UOP	196	20	39	9,200
TOTALS	2,666		2,342	552,497

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	11	2,342	157.2704	196.59	460,414	1900	1900	0	0	120	50.00	120.00
1 SNGL FAM - 100% - 2023				Heated Area: 2210				HX Base Yr 2023				
506 S 6TH ST, FERNANDINA BEACH												
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