

BLOCK 143 LOT 5 (EX S-1)  
IN OR 2082/1633  
CITY OF FDNA BEACH

KINARD BARNEY LEE  
1350 HWY 41 S  
VIENNA, GA 31092

2024

00-00-31-1800-0143-0050



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 10               | ABOVE AVG 100    |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 02               | WALL BD/WD 100   |
| Interior Floo            | 12               | HARDWOOD 80      |
| Interior Floo            | 14               | CARPET 20        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 2 100            |
| Bathrooms                |                  | 1.5 100          |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| BUD8 Adjustme            | 02               | DIST FB 100      |
|                          |                  |                  |
| Quality                  | 03               | Quality Level 03 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 01      |
| NEIGHBORHOOD/LOC         | 1009.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 829              | 100              |
| FEP                      | 70               | 80               |
| FOP                      | 70               | 30               |
| TOTALS                   | 969              | 906              |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |      |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0900                                                                | 11  | 906       | 144.0180    | 180.02         | 163,098        | 1941 | 2007 | 0    | 0    | 7.50 | 92.50  |  |
| 1 SNGL FAM - 0% - 0 Heated Area: 829 HX Base Yr                     |     |           |             |                |                |      |      |      |      |      |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |      |        |  |
| 531 S 10TH ST, FERNANDINA BEACH                                     |     |           |             |                |                |      |      |      |      |      |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2024 MLU |     |           |             |                |                |      |      |      |      |      |        |  |

| EXTRA FEATURES |            |             |     |     |   |   | 531 S 10TH ST, FERNANDINA BEACH |    |        |                | INC DATE  |         | AG DATE     |   |        |                 |       |
|----------------|------------|-------------|-----|-----|---|---|---------------------------------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS                           | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 198.00                          | SF | 6.50   | 6.50           | 100       | 1970    | 1970        | 3 | 21     | 270             |       |
| 2              | 0825       | BRICK       | 0   | 0   | 3 | 4 | 12.00                           | SF | 12.50  | 12.50          | 100       | 1941    | 1941        | 3 | 20     | 30              |       |
| 3              | 1242       | WD DECK A   | 0   | 0   | 3 | 4 | 12.00                           | SF | 10.00  | 10.00          | 100       | 1990    | 1990        | 3 | 20     | 24              |       |
| 4              | 0476       | VF 6 SBPL   | 0   | 0   | 0 | 0 | 160.00                          | LF | 32.00  | 32.00          | 100       | 2016    | 2016        | 3 | 90     | 4,608           |       |
| 5              | 0470       | VNYL GATE   | 0   | 0   | 0 | 0 | 2.00                            | UT | 300.00 | 300.00         | 100       | 2016    | 2016        | 3 | 90     | 540             |       |
|                |            |             |     |     |   |   |                                 |    |        |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |        |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |        |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |        |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |        |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |        |                |           |         |             |   |        |                 |       |