



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	07	ASB SHNGLE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 70		
Roof Cover	03	COMP SHNGL 30		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
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		0100	SINGLE FAMILY	
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC		1008.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1,427	88,533
FOP	45	30	14	869
UST	36	45	16	993
TOTALS	1,508		1,457	90,394

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,457	88.8573	84.41	122,985	1938	1985	0	0	26.50	73.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1427 HX Base Yr 2020											
106 S 13TH ST, FERNANDINA BEACH											
BLD DATE: 03/25/2024 MLU											

EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0 100	12	9	108.00	SF	30.00	30.00	100	1980	1980	3	20
2	0810	CONCRETE A	0 100	0	0	55.00	SF	6.50	6.50	100	1990	1990	3	59.5
3	1242	WD DECK A	0 100	19	20	380.00	SF	10.00	10.00	100	1991	1991	3	20
TOTAL OB/XF 1,621														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	R-2	43.00	230.00	43.00	FF		1.00	1.00	1.50
ADJ UNIT PRICE: 2,800.00 LAND VALUE: 4,200.00														
OTHER ADJUSTMENTS AND NOTES: 180,600														
REVIEW DATE 05/12/2019 BY KBA														