

LOT 28
IN OR 1940/1586
EX MINERAL RIGHTS PT 1826/1193

KAHOE FARRIN R II & JUDY Y
95221 WHISTLING DUCK CR
FERNANDINA BEACH, FL 32034-5309

2024

00-SB-30-1674-0028-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		16	WD FR STUC 100	
Roof Structur		08	IRREGULAR 100	
Roof Cover		07	CONC TILE 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		12	HARDWOOD 80	
Interior Floo		11	CLAY TILE 20	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			4 100	
Bathrooms			3 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
Quality		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	03
NEIGHBORHOOD/LOC		3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,693	100	2,693	785,458
FGR	551	55	303	88,375
FOP	99	30	30	8,750
FOP	324	30	97	28,292
TOTALS	3,667		3,123	910,874

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,123	203.6070	305.41	953,795	2014	2014	0	0	0	4.50	95.50

1 SFR CUST - 100% - 2015

Heated Area: 2693

HX Base Yr 2015

Diagram showing lot dimensions and area calculations:

- Top boundary: 15, 30, 15
- Right boundary: 53, 23
- Bottom boundary: 6, 10, 6
- Left boundary: 54, 13
- Internal dimensions: 14, 18, 12, 8, 6, 16, 7, 5, 15, 9, 3, 9, 12, 6
- Area labels: FOP 2014, BAS 2014, FGR 2014, FOP 2014

BLD DATE	LGL DATE
XF DATE	LAND DATE