

LOT 20
OR 531 PG 357
BEACH WALKER VILLAGE PB 4/14

COMEAU CHARLES R
33 CANVASBACK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0200-0020-0000



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	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
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		
BUD8 Adjustme	05	DIST 1A 100		
Quality	03	Quality Level 03		
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2, 427	100	2, 427	335, 261
FGR	550	55	302	41, 718
FOP	158	30	47	6, 492
STP	24	10	2	276
UOP	192	20	38	5, 249
TOTALS	3, 351		2, 816	388, 996

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,816	109.6320	164.45	463,091	1981	1987	0	0	0	16.00	84.00
1 SFR CUST - 100% - 1988												
Heated Area: 2427												
HX Base Yr 1988												