

LOT 98
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

BRAND OTTO REINIER & KARIN ILONA
54 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0201-0098-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 50		
Exterior Wall	16	WD FR STUC 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	12	HARDWOOD 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Quality		06	Quality Level 06	
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	1,637	100	1,637	369,884
FGR	561	55	309	69,819
FOP	28	30	8	1,807
FOP	160	30	48	10,846
FUS	1,254	100	1,254	283,345
UOP	54	20	11	2,485
USP	351	30	105	23,725
TOTALS		4,045	3,372	761,912

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	11	3,372	151.7724	227.66	767,670	2021	2021	0	0	0.75 99.25
1 SFR CUST - 100% - 2022				Heated Area: 2891				HX Base Yr 2022		
27 13 16 10 31 4 27 16 7 4 11 10 16 11 7 12 18 6 3 23 25 18 7 21 30 9 14 4 9 USP 2021 FOP 2021 BAS 2021 FGR 2021 FOP 2021 UOP 2021 19 7 32 8 6 16 20 4 11 FUS 2021										