

LOT 150
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

GRAHAM FAMILY REVOCABLE TRUST/GRAHAM WILLIAM D TRU
1 WILD GRAPE DR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0202-0150-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,533	100	1,533	241,053
FGR	322	55	177	27,832
FOP	150	30	45	7,076
FOP	238	30	71	11,164
FUS	672	100	672	105,667
PTO	96	5	5	786
UOP	108	20	22	3,459
TOTALS	3,119		2,525	397,037

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3
2	0858	SCULP CONC	0	0	0	0	474.00	SF	13.00	13.00	100	2002	2002	3
3	0810	CONCRETE A	0	0	0	0	489.00	SF	6.50	6.50	100	2002	2002	3
4	1126	CB/STC 8"	0	0	0	0	292.00	SF	8.00	8.00	100	2002	2002	3
5	1075	TRELLIS G	0	0	8	9	72.00	SF	35.00	35.00	100	2002	2002	3
6	0911	SCRN RM A	0	0	8	12	96.00	SF	17.50	17.50	100	2003	2003	3

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0500	01	2,525	117.1296	175.69	443,617	2002	2002	0	0	0	10.50	89.50		
1 SFR CUST - 0% - 0														
Heated Area: 2205														
HX Base Yr														

1 WILD GRAPE, FERNANDINA BEACH				XF DATE						LAND DATE		05/07/2024	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720				
474.00	SF	13.00	13.00	100	2002	2002	3	95	5,854				
489.00	SF	6.50	6.50	100	2002	2002	3	82	2,606				
292.00	SF	8.00	8.00	100	2002	2002	3	82	1,916				
72.00	SF	35.00	35.00	100	2002	2002	3	30	756				
96.00	SF	17.50	17.50	100	2003	2003	3	21	353				