

LOT 2  
IN OR 2164/1492  
BEACHWOOD VILLAGE #3 PB 6/70

TARBIS NANCY C/PERTSCH KIMBERLY T  
46 BEACH WOOD RD  
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0203-0002-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 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       | 2,073            | 100         | 2,073        | 333,577              |
| FGR       | 552              | 55          | 304          | 48,918               |
| FOP       | 84               | 30          | 25           | 4,023                |
| FOP       | 148              | 30          | 44           | 7,080                |
| FSP       | 208              | 40          | 83           | 13,356               |
| TOTALS    | 3,065            |             | 2,529        | 406,955              |

| 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 | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 779.00 | SF | 10.00 | 10.00          | 100       | 2014    | 2014        | 3 | 95     | 7,401           |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 503.00 | SF | 10.00 | 10.00          | 100       | 2014    | 2014        | 3 | 95     | 4,779           |       |
| 3   | 1134       | LANDSCP BL  | 0 100   | 0  | 0  | 110.00 | SF | 15.00 | 15.00          | 100       | 2014    | 2014        | 3 | 98     | 1,617           |       |
| 4   | 1076       | TRELLIS A   | 0 100   | 12 | 12 | 144.00 | SF | 7.50  | 7.50           | 100       | 2014    | 2014        | 3 | 75     | 810             |       |
| 5   | 1076       | TRELLIS A   | 0 100   | 24 | 3  | 72.00  | SF | 7.50  | 7.50           | 100       | 2014    | 2014        | 3 | 75     | 405             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 15,012   |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 450,000.00 | 450,000.00     |

REVIEW DATE 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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                                                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            |   | NORM | % COND |
| 0500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 01  | 2,529     | 111.7440    | 167.62         | 423,911        | 2014              | 2014 | 0    | 0               | 0 | 4.00 | 96.00  |
| 1 SFR CUST - 100% - 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |           |             |                |                | Heated Area: 2073 |      |      | HX Base Yr 2018 |   |      |        |
| <p>Floor plan diagram showing various areas labeled with codes and dimensions. The diagram includes a large central area labeled 'BAS 2014' and four smaller areas labeled 'FOP 2014', 'FSP 2014', and 'FGR 2014'. Dimensions are provided for each area and the overall lot. The lot is bounded by 38' on the top, 18' on the left, 24' on the right, and 23' on the bottom. The 'FOP 2014' area is 12' by 7'. The 'FSP 2014' area is 13' by 16'. The 'FGR 2014' area is 24' by 23'. The 'BAS 2014' area is 24' by 24'. The 'FOP 2014' area is 12' by 7'. The 'FSP 2014' area is 13' by 16'. The 'FGR 2014' area is 24' by 23'. The 'BAS 2014' area is 24' by 24'. The 'FOP 2014' area is 12' by 7'. The 'FSP 2014' area is 13' by 16'. The 'FGR 2014' area is 24' by 23'. The 'BAS 2014' area is 24' by 24'. The 'FOP 2014' area is 12' by 7'. The 'FSP 2014' area is 13' by 16'. The 'FGR 2014' area is 24' by 23'. The 'BAS 2014' area is 24' by 24'. The 'FOP 2014' area is 12' by 7'. The 'FSP 2014' area is 13' by 16'. 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