

LOT 3 IN OR 851/1326
(EX CNSVTN ESMT'S PT
OR 1628/83 & PT OR 1791/376)

PREIK REINHOLD A & JENNIFER R
7 SOUND POINT COURT
FERNANDINA BEACH, FL 32034

2024

03-6N-29-0SPC-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 90		
Exterior Wall	10	ABOVE AVG 10		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		6 100		
Frame	02	WOOD FRAME 100		
Stories	3.	3. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		10
NEIGHBORHOOD/LOC	10007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100	90	15,589
BAS	173	100	173	29,966
BAS	380	100	380	65,820
FCP	933	25	233	40,358
FGR	2,630	55	1,446	250,461
FOP	88	30	26	4,504
FOP	133	30	40	6,929
FOP	204	30	61	10,566
FOP	252	30	76	13,164
FOP	784	30	235	40,704
TOTALS	12,947		9,400	1,628,170

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	9,400	139.7127	209.57	1,969,958	1999	1999	0	0	0	17.35	82.65
1 SFR CUST - 100% - 2001						Heated Area: 7056			HX Base Yr 2001			

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