

LOT 13
IN OR 2229/1238
CARTESIAN POINTE #2 PB 7/35

JMV MACON PROPERTIES LLC
29 SALT MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

09-2N-27-0231-0013-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 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	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4050.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	183,648
FGR	445	55	245	23,668
FOP	50	30	15	1,449
PTO	18	5	1	97
PTO	18	5	1	97
TOTALS	2,432		2,163	208,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	111.1320	105.58	228,370	2006	2006	0	0	8.50	91.50

1 SINGLE FAM - 0% - 0

Heated Area: 1901

HX Base Yr