

LOT 18
IN OR 2099/506
ESMT PT OR 1521/1562

WILBURN BRUCE ANTHONY & TYLER
85190 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		31	HARDIE BRD 100	
Roof Structure		08	IRREGULAR 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		14	CARPET 60	
Interior Floor		11	CLAY TILE 40	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			4 100	
Bathrooms			2.5 100	
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	04
NEIGHBORHOOD/LOC		4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,911	100	2,911	369,480
FGR	766	55	421	53,436
FOP	188	30	56	7,108
FOP	256	30	77	9,773
FST	15	55	8	1,015
TOTALS	4,136		3,473	440,812

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,473	104.1440	130.18	452,115	2017	2017	0	0	2.50	97.50

1 SNGL FAM - 100% - 2018