

BLK 4 PT OF LOT 10
IN OR 2685/1287
NASSAU LAKES 1B R/P PBK 6/175

BECKETT BRENT/DARBANDI SARAH
96220 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-141B-0004-0100



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	12	HARDWOOD 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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		4011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100	1,775	211,474
FEP	95	80	76	9,055
FGR	726	55	399	47,537
FOP	95	30	28	3,336
FOP	117	30	35	4,170
FUS	997	100	997	118,783
TOTALS	3,805		3,310	394,353

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,310	103.0400	128.80	426,328	2007	2007	0	0	7.50	92.50
1 SNGL FAM - 100% - 2024				Heated Area: 2772				HX Base Yr 2024			
17 5 19 4 2 6 4 2 9 13 13 11 22 33 22 13 5 19 4 2 6 4 2 10 4 34 2 19 7											

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