

LOT 79
IN OR 2504/1700
ESMT PT OR 1164/35

BROCKMAN ROBERT CHARLES &/BENAVIDES-BROCKMAN DEBRA
96238 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0079-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	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	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1,474	182,076
FGR	380	55	209	25,817
FOP	76	30	23	2,841
FSP	130	40	52	6,423
TOTALS	2,060		1,758	217,157

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,758	108.0000	135.00	237,330	2005	2005	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2022						Heated Area: 1474			HX Base Yr 2022			
The floor plan diagram shows a main rectangular area with several internal divisions. The areas are labeled as follows: BAS 2005 (a large central area), FSP 2005 (a small square area at the top left), FGR 2005 (a rectangular area at the bottom right), and FOP 2005 (a small rectangular area at the bottom left). Dimensions are provided for various segments: 14, 13, 13, 10, 13, 31, 51, 12, 19, 20, 7, 8, 2, 10, 18, 2, 12, 2, 1												