

LOT 38
IN OR 1922/592
DUROC FARMS S/D OR 21/524

SHIRAH TAWNY LYNN LVG TRUST/SHIRAH TAWNY LYNN TRUS
95180 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-4980-0038-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	2	100		
Bathrooms	2	100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality		05	Quality Level 05	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	1,846	165,251
FOP	172	30	52	4,655
FOP	306	30	92	8,236
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,990	113.1900	107.53	213,985	1965	1985		0	0	16.75
1 SINGLE FAM - 100% - 1991 Heated Area: 1846 HX Base Yr 1991											
95180 WILDER BLVD, FERNANDINA BEACH											
BLD DATE: 05/30/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	12	28	336.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100
3	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00	100
TOTAL OB/XF 1,755											

LAND DESCRIPTION										TOTAL OB/XF					1,755		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
1	000100	C	SFR	100	0006	RSF	1190.00	230.00	0.99	AC		1.00	1.00	1.00	75,000.00	75,000.00	
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