

LOTS 42 & 43
IN OR 2715/663
HOLLY POINT NORTH UNR

DUNCUM TERRY & MARY LIVING TRUST/DUNCUM TERRY ALLE
85184 LINDA HALL RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0042-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		20	FACE BRICK 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		14	CARPET 80	
Interior Floo		11	CLAY TILE 20	
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		4004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	141,116
FOP	210	30	63	5,226
USP	252	30	76	6,305
TOTALS	2,163		1,840	152,648

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	111.6000	106.02	195,077	1994	1994	0	0	0	21.75	78.25
1 SINGLE FAM - 100% - 0												
Heated Area: 1701												
HX Base Yr												
USP 2009 BAS 1994 FOP 1994												
BLD DATE		03/17/2015		KK		LGL DATE						
XF DATE						LAND DATE		05/26/2023		MLU		