

SINCLAIR ANGHARAD &/CARMICHAEL JAMES W &
90026 EAGLE COVE CT
FERNANDINA BEACH, FL 32034

37-2N-28-227V-046A-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

08

HARDIE BRD 100

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

2.

2. 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4015.0100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,252

100

1,252

113,092

FGR

545

55

300

27,099

FOP

30

30

9

813

FOP

124

30

37

3,343

FUS

287

100

287

25,925

FUS

772

100

772

69,734

TOTALS

3,010

2,657

240,004

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0320

01

2,657

110.8800

105.34

279,888

1994

1994

0

0

0

14.25

85.75

1 TOWNHOUSE - 50% - 2021

Heated Area: 2311

HX Base Yr 2021

29

11

14

29

3

9

3

40

29

10

10

10

10

3

3

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3

13

12

18

14

15

9

6

3

10

10

10

10

3

3

4

28

25

12

6

5

7

8

12

21

20

28

25

15

12

4

11

3