

LOT 6
VILLAGE WALK PHASE 1
PBK 2239/1289

MCGIRT FRANKIE J
83449 BARKSTONE LN
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	2,067	223,715
FGR	426	55	234	25,326
FOP	110	30	33	3,572
FSP	216	40	86	9,308
FST	21	55	12	1,299
TOTALS	2,840		2,432	263,220

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	
2	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50	6.50	100	2019	2019	3	98	3,746	

LAND DESCRIPTION			TOTAL OB/XF 3,918														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	115.6596	109.88	267,228	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2021

Heated Area: 2067

HX Base Yr 2021

Floor plan diagram showing various rooms and areas labeled with codes and years: FSP 2019, BAS 2019, FGR 2019, FOP 2019. Dimensions are provided for various sections.

BLD DATE	03/13/2023	NW	LGL DATE	
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EXTRA FEATURES												BUILDING NOTES			