

LOT 39
IN OR 1486/212
OTTER RUN PB 5/156

GARRY CATHY L/MATUSCHKA DIANE
95207 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0039-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 80		
Exterior Wall	30	VINYL 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
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	4013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1,556	188,419
FGR	462	55	254	30,758
FOP	60	30	18	2,180
TOTALS	2,078		1,828	221,356

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	109.4000	136.75	249,979	1989	2000	0	0	0	11.45	88.55
1 SNGL FAM - 100% - 2008												
Heated Area: 1556												
HX Base Yr 2008												
The diagram shows a property layout with three distinct areas labeled in blue text: BAS 1993, FOP 1993, and FGR 1993. The overall property boundary is a large rectangle with a width of 56 and a height of 27. The FOP 1993 is a small rectangular area with a width of 10 and a height of 10, located on the left side of the property. The BAS 1993 is a larger rectangular area with a width of 10 and a height of 10, located to the right of the FOP 1993. The FGR 1993 is a rectangular area with a width of 21 and a height of 22, located at the bottom right of the property. The diagram also includes various dimension lines and numbers indicating the size and location of the areas.												