

LOT 55
IN OR 993/38
OTTER RUN PB 5/156

KNERR W KIRK
94048 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0055-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 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	4013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	168,092
FGR	404	55	222	26,390
FOP	37	30	11	1,308
TOTALS	1,855		1,647	195,790

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,647	113.2200	141.52	233,083	1991	1991	0	0	0 16.00	84.00
1 SNGL FAM - 100% - 2003											
Heated Area: 1414											
HX Base Yr 2003											
25 12 22 19 12 8 2 7 2 2 4 2 8 2 4.2 9 7 5 33 10 2.9 5 2.9 28 BAS 1993 FGR 1993 TOP 1993											
BLD DATE						LGL DATE		05/22/2023			
XF DATE						LAND DATE		MLU			