

TRACT A (S-2 & S-15)
IN OR 2684/1755
EX S-1 & S-3 THRU S-14 & S-16

BENNETT PAMELA RUTH/PANKE RUSSELL D ET AL
95142 PARTY LN
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5120-000A-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	03	CONC FINSH 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		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	6000	PASTURELAND 1		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	116,208
UOP	90	20	18	1,437
UOP	420	20	84	6,705
TOTALS	1,966		1,558	124,349

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,558	104.0400	98.84	153,993	1975	1975	0	0	0	19.25	80.75

1 SINGLE FAM - 100% - 2018

Heated Area: 1456

HX Base Yr 2018

28

52

28

24

28

18

5

5

BAS

1993

15

28

15

18

UOP

2004

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/13/2024

MLU

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2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	6000	PASTURELAND 1		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	29,165
UOP	120	25	30	651
UOP	160	25	40	868
TOTALS	1,624		1,414	30,684

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,414	124.0000	86.80	122,735	1991	1991	0	0	5	70.00	25.00

2 M/H 93- - 0% - 2018

Heated Area: 1344

HX Base Yr 2018

12

10

10

12

UOP
2016

31

25

24

38

18

24

BAS
2016

16

10

10

16

UOP
2016

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024

MLU