

LOT 15
IN OR 1903/473
MURRAY'S TRIANGLE PB 6/31

HICE HOWARD R JR & LUCINDA H
95164 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-514M-0015-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 90		
Roof Cover	11	SLATE 10		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 80		
Interior Floo	14	CARPET 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	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		06 Quality Level 06		
DOR CODE		0100 SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4064.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,461	100	2,461	360,103
FCP	299	25	75	10,974
FGR	483	55	266	38,922
FOP	238	30	71	10,389
FOP	325	30	98	14,339
TOTALS	3,806		2,971	434,728

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,971	119.4505	149.31	443,600	2018	2018	0	0	0	2.00	98.00	

1 SNGL FAM - 100% - 2020

Heated Area: 2461

HX Base Yr

Floor plan diagram showing various rooms and their dimensions. The rooms are labeled: FGR 2018 (23x21), FCP 2018 (23x13), FOP 2018 (24x19), BAS 2018 (40x11), and FOP 2018 (19x10). The diagram also shows a large central area with dimensions 49x35 and 40x11, and a small area with dimensions 19x10. The total area is 2461 square feet.

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

MLU

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