

PT LOT 54 & PRIVATE PARK TRACT
IN OR 1741/377 (EX ESMT IN
OR 805/1448 & EX PT IN

DENMARK PHILLIP JAY
95054 CANOE LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0054-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
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	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4006.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2,169	263,135
FOP	76	30	23	2,790
UOP	110	20	22	2,669
TOTALS	2,355		2,214	268,595

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,214	103.2479	129.06	285,739	2015	2015	0	0	6.00	94.00

2 SNGL FAM - 100% - 2012

Heated Area: 2169

HX Base Yr 2012

The diagram shows a floor plan with a large central rectangle (29x51) and a smaller attached section (11x11). Dimensions are labeled along the perimeter and internal divisions. The text 'UOP 2015' is in the top section, and 'BAS 2015' is in the main section. A small section at the bottom left is labeled 'FOP 2015'.

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	06/02/2008	RK	LAND DATE	05/30/2023

MLU