

LOT 25
IN OR 2486/229
THE COVE @ OYSTER BAY PB 6/79

MILLER LIVING TRUST/MILLER GEORGE J TRUSTEE
96071 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5065-0025-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		31	HARDIE BRD 100	
Roof Structure		08	IRREGULAR 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		12	HARDWOOD 50	
Interior Floor		14	CARPET 50	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2.5 100	
Frame		02	WOOD FRAME 100	
Stories		2.	2. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	197	15	30	4,646
BAS	1,423	100	1,423	220,365
FGR	484	55	266	41,193
FOP	210	30	63	9,757
FSP	197	40	79	12,234
FUS	1,276	100	1,276	197,601
STP	18	10	2	310
UOP	110	20	22	3,407
TOTALS	3,915		3,161	489,511

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,161	108.6750	163.01	515,275	2006	2012	0	0	0	95.00

1 SFR CUST - 100% - 2022

Heated Area: 2699

HX Base Yr 2022

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UOP

2010

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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024

ML