

LOT 4
IN OR 2137/37
WOODLAND OAKS PB 6/302

KELLER CHRISTOPHER E & AUDRA J
96105 THERON CT
FERNANDINA BEACH, FL 32034

2024

46-3N-28-6350-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	4020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,955	100
FGR	420	55
FOP	48	30
FOP	208	30
TOTALS	2,631	2,262

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,262	113.4840	170.23	385,060	2018	2018	0	0	0	2.00	98.00
1 SFR CUST - 100% - 2019												
Heated Area: 1955												
HX Base Yr 2019												
TOTALS	2,631	2,262	377,359	96105 THERON CT, FERNANDINA BEACH								

EXTRA FEATURES						96105 THERON CT, FERNANDINA BEACH				INC DATE				AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00	10.00	100	2018	2018	3	97	437	
2	0855	CONC PAVER	0	100	0	0	1,097.00	SF	10.00	10.00	100	2018	2018	3	97	10,641	
3	0861	POOL GUNIT	1	100	0	0	380.00	SF	85.00	85.00	100	2023	2023		100	32,300	
4	0855	CONC PAVER	1	100	0	0	794.00	SF	10.00	10.00	100	2023	2023		100	7,940	
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	