

BLOCK 2 LOT 9
OR 453/629 & OR 761/1908
AMERICAN BCH #3 UNIT #1PB 3/19

WATERS RUTH L
5531 GREGG STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-010C-0002-0090



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		6 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	3038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1997	1,200	148,631
FGR	441	55	1997	243	30,098
FOP	240	30	1997	72	8,918
FUS	1,200	100	1997	1,200	148,631
UOP	6	20	1997	1	124
UOP	36	20	1997	7	867
UOP	240	20	1997	48	5,945
TOTALS	3,363			2,771	343,214

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,771	108.4800	143.19	396,779	1997	1997	0	0	13.50	86.50

1 SNGL FAM - 100% - 2000