

LOT 55
IN OR 2098/94
EGANS BLUFF #3 PB 5/243

MILLER ANTHONY B L/E/
2152 LAURA LEIGH COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0055-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
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	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	1994	2,077	290,271
FGR	501	55	1994	276	38,573
FOP	28	30	1994	8	1,118
FOP	328	30	2004	98	13,696
TOTALS	2,934			2,459	343,657

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,459	120.9984	159.72	392,751	1994	1999	0	0	12.50	87.50

1 SNGL FAM - 100% - 2018