

LOT 71 & E'LY 10 FT OF LOTS 72
& 73
IN OR 1997/513

SANDERS FRANKLIN H & EMMA JO LIVING TRUST/SANDERS
2158 BRITTANY CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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

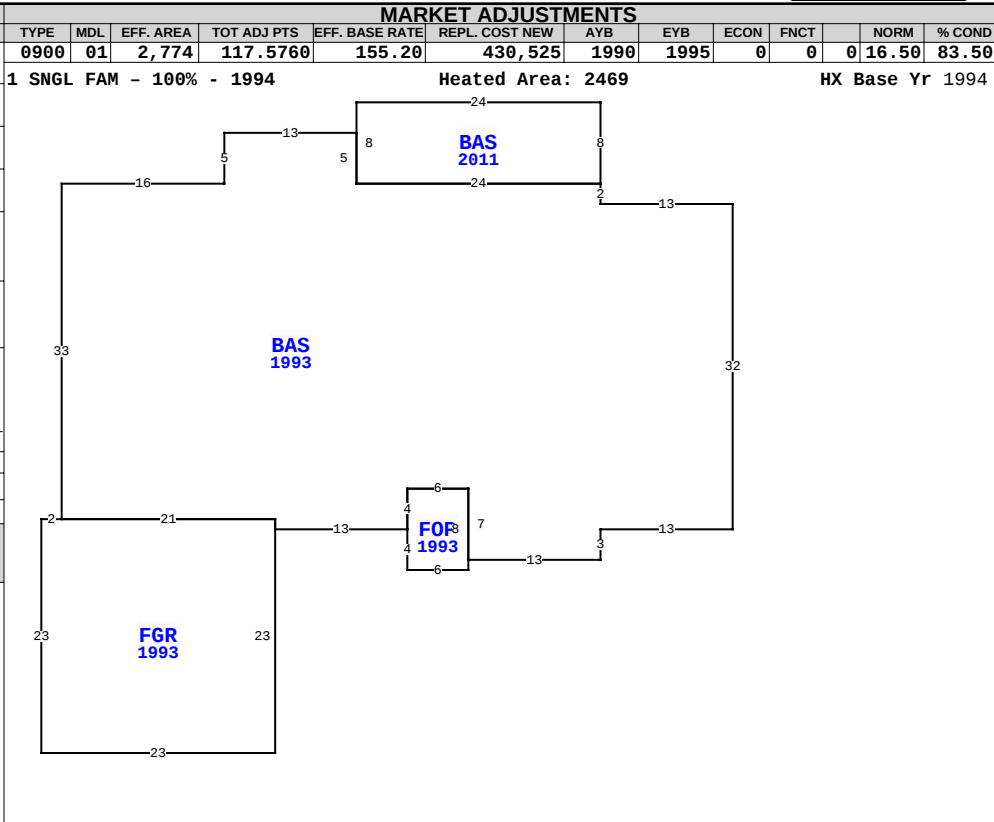
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	1993	2,277	295,081
BAS	192	100	2011	192	24,881
FGR	529	55	1993	291	37,711
FOP	48	30	1993	14	1,814

TOTALS	3,046			2,774	359,488
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,368.00	SF	4.00
3	0510	GARAGE WD-	0	100	22	15	330.00	SF	35.00
4	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50



2158 BRITTANY CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2025	MLU
	XF DATE	LAND DATE		
	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,368.00	SF	4.00	4.00	100	1990	1990	3	57	3,119	
3	0510	GARAGE WD-	0	100	22	15	330.00	SF	35.00	35.00	100	1993	1993	3	20	2,310	
4	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	1993	1993	3	64	87	

LAND DESCRIPTION										TOTAL OB/XF										7,826									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000												