

LOT 73 (EX E'LY 10 FT)
IN OR 1500/892
EGANS BLUFF #3 PB 5/243

JOHNSON KENT A
2850 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0073-0000



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 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	2,392	100	1993	2,392	339,515
FGR	434	55	1993	239	33,924
FOP	56	30	1993	17	2,413
FOP	195	30	1993	58	8,232
TOTALS	3,077			2,706	384,084

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,706	124.3104	164.09	444,028	1992	1997	0	0	0 13.50	86.50
1 SNGL FAM - 100% - 1999											
Heated Area: 2392											
HX Base Yr 1999											