

LOT 28
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

WILSON CHRISTOPHER A & ANDREA
2535 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0028-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
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
NEIGHBORHOOD/LOC		2026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1996	1,453	200,602
BAS	486	100	2024	486	67,097
FGR	380	55	1996	209	28,855
FOP	93	30	1996	28	3,866
TOTALS	2,412			2,176	300,419

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,176	121.2652	160.07	348,312	1996	1996	0	0	13.75	86.25

1 SNGL FAM - 100% - 2023