



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
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		2025.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF-BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1993	1,562	214,390
FGR	380	55	1993	209	28,686
FOP	36	30	1993	11	1,510
UOP	24	20	1993	5	686
TOTALS	2,002			1,787	245,271

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,787	123.0500	162.43	290,262	1991	1991	0	0	15.50	84.50
1 SNGL FAM - 100% - 1992 Heated Area: 1562 HX Base Yr 1992											
UOP 1993 BAS 1993 FGR 1993 FOP 1993											
2754 STERLING CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

EXTRA FEATURES							2754 STERLING CT, FERNANDINA BEACH				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	0811	CONCRETE B	0	100	0	0	806.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,494		
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576		
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380		
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