

LOT 37
IN OR 2045/1640
EGANS BLUFF NORTH PB 5/272

MICHENER DONALD B & CHARLOTTA
1821 REATTA LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0037-0000



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	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	1,674	100	1994	1,674	235,441
FGR	462	55	1994	254	35,724
FOP	117	30	1994	35	4,922
UOP	120	20	2022	24	3,376
TOTALS	2,373			1,987	279,462

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,987	124.9843	164.98	327,815	1994	1994	0	0	0 14.75	85.25
1 SNGL FAM - 0% - 0				Heated Area: 1674				HX Base Yr			