

LOT 40
IN OR 2123/1175
EGANS BLUFF NORTH PB 5/272

HANSEN CAMERON L & STARLA L
1916 REATTA LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0040-0000



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	11	CLAY TILE 70
Interior Floor	14	CARPET 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. 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
BAS	1,673	100
BAS	943	100
FGR	514	55
FOP	34	30
FOP	110	30
FST	96	55
FUS	408	100
TOTALS	3,778	

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,403	116.4858	153.76	523,245	1992	1992	0	0	15.25 84.75

1 SNGL FAM - 100% - 2018

Heated Area: 3024

HX Base Yr 2018

BLD DATE

XF DATE

LGL DATE

LAND DATE