

HINDSLEY JEFFERY F & FRANCES M
1812 REATTA LANE
FERNANDINA BEACH, FL 32034

00-00-30-021N-0043-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 90

Exterior Wall20FACE BRICK 10

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type Bedrooms Bathrooms04AIR DUCTED 100
3 100
2 100

Frame Stories Units Occupancy02WOOD FRAME 100
1. 100
0 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2025.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,38710019931,387202,340

FGR46255199325437,054

FOP153019934584

PTO1605199381,167

TOTALS2,0241,653241,144

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01003016480.00SF6.506.5010019911991359.51,856

20810CONCRETE A0100363108.00SF6.506.5010019911991359.5418

30810CONCRETE A01001519285.00SF6.506.50100199319933641,186

40940SHEDS/PORT01001012120.00SF18.3018.3010020002000320439

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSTITYPEDTDPPTH FACT% CONDDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003RSF-20.000.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,653131.7900173.96287,556199119910016.1483.86

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE241,144

TOTAL MARKET OB/XF VALUE3,899

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE425,043

SOH/AGL Deduction250,201

ASSESSED VALUE174,842

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE124,120

TOTAL JUST VALUE425,043

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE416,098

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1652/053112/03/2009WDQI01210,000

GRANTOR:HARRIS JENNIFER L CLY

GRANTEE:HINDSLEY JEFFERY F

1032/17471/25/2002WDQI142,000

GRANTOR:EASON PATRICIA F & LE

GRANTEE:CLYMER JENNIFER L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N8 W20 S8 E20\$ W30 S29 E15 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E14 S2 FGR=[YR=1993] S22 E21 N22 W21\$ E21 N28\$.

1812 REATTA LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

PTO 1993

BAS 1993

FGR 1993

FOP 1993