

LOT 28
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SMITH FAMILY TRUST/SMITH JAN FORREST TRUSTEE
96084 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2027.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,266	100
DCK	170	10
FGR	418	55
FOP	33	30
FSP	96	40
STP	18	10
TOTALS	3,001	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,563	103.4880	136.60	350,106	2005	2005	0	0	0	9.50	90.50	

1 SNGL FAM - 100% - 2025

Heated Area: 2266

HX Base Yr

The floor plan diagram illustrates a building layout with various rooms and their dimensions. The rooms are labeled with blue text: DCK 2006, FSP 2006, BAS 2005, and FGR 2005. The dimensions are indicated by numbers along the lines. The layout includes a central corridor (BAS 2005) connecting to several rooms. The rooms are connected by a network of lines representing walls and doors. The dimensions are as follows: DCK 2006 (17x10), FSP 2006 (15x11), BAS 2005 (60x43), and FGR 2005 (19x11). The diagram also shows a small room (FOP 2005) with dimensions 5x5, and a small room (ST 2005) with dimensions 3x3. The total area is 2266 square feet.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	04/29/2025