

LOT 34
IN OR 1823/84
PDSTRIAN ESMT PT OR 1179/1730

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96002 MONTEGO BAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0034-0000



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 70			
Interior Floo	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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2004	1,940	255,003
FGR	566	55	2004	311	40,880
FOP	53	30	2004	16	2,103
FSP	169	40	2005	68	8,938
PTO	16	5	2004	1	131
TOTALS	2,744			2,336	307,056

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,336	110.6420	146.05	341,173	2004	2004	0	0	10.00	90.00

1 SNGL FAM - 100% - 2013

Heated Area: 1940

HX Base Yr 2013

The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and year in blue text. The areas and their dimensions are as follows:

- BAS 2004**: A large central area with a vertical dimension of 35 on the left and a horizontal dimension of 45 on the right.
- FSP 2005**: A small rectangular area in the upper left with dimensions 11 (horizontal) and 3 (vertical).
- FOP 2004**: A small rectangular area in the lower left with dimensions 7 (horizontal) and 3 (vertical).
- FGR 2004**: A large rectangular area in the lower right with dimensions 25 (vertical) and 12 (horizontal).
- FTC 2004**: A small rectangular area in the lower right with dimensions 4 (horizontal) and 6 (vertical).

Other dimensions and lines are shown throughout the plan, including a long vertical line of 12 on the right side and various connecting lines with dimensions like 24, 8, 6, 3, 7, 19, 10, 8, 4, 12, 17, 5, and 12.

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

MLU