

LOT 58
IN OR 2089/777
ISLAND BLUFF SUB PB 5/92

LEEPER WILLIAM J JORDAN
2107 EGRET LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0058-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		2009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1993	1,132	155,928
FGR	378	55	1993	208	28,651
FOP	24	30	1993	7	964
TOTALS	1,534			1,347	185,543

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,347	125.3500	165.46	222,875	1986	1986	0	0	0 16.75	83.25

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SNGL FAM - 100% - 2016

Heated Area: 1132

HX Base Yr 2016

The diagram shows a property lot with the following dimensions and area calculations:

- Top horizontal boundary: 12
- Right vertical boundary: 27
- Bottom horizontal boundary: 14
- Left vertical boundary: 27
- Internal horizontal boundary: 14
- Internal vertical boundary: 4
- Small rectangular section dimensions: 4 (width), 6 (height)
- Area labels: BAS 1993, FGR 1993

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025

MLU