

PT OF LOT 25
IN OR 2113/1891
E O FRIEND SUB DB Z/165

GREGORY TIMOTHY & CRYSTAL
406 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 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	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	2020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2018	2,395	346,206
FGR	628	55	2018	345	49,871
FOP	184	30	2018	55	7,950
FOP	300	30	2018	90	13,009
STP	18	10	2018	2	290
STP	22	10	2018	2	290
TOTALS	3,547			2,889	417,615

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,889	112.3206	148.26	428,323	2018	2018	0	0	2.50	97.50
2 SNGL FAM - 100% - 2019						Heated Area: 2395	HX Base Yr 2019				