

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 70
Exterior Wall	08 WD ON PLY 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	2. 2.100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,615	115.8720	152.95	399,964	1968	2000	0	0	19.75	80.25

1 SNGL FAM - 100% - 2025 Heated Area: 2368 HX Base Yr 2025

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			320,971
TOTAL MARKET OB/XF VALUE			1,439
TOTAL LAND VALUE - MARKET			195,000
TOTAL MARKET VALUE			517,410
SOH/AGL Deduction			117,780
ASSESSED VALUE			399,630
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			348,908
TOTAL JUST VALUE			517,410
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			472,681

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	192,460
FGR	384	55	1993	211	25,898
FOP	48	30	1993	14	1,718
FOP	72	30	1993	22	2,700
FUS	800	100	1993	800	98,194
TOTALS	2,872			2,615	320,971

EXTRA FEATURES		743 PELICAN LN, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0810	CONCRETE A	6.50
2	0810	CONCRETE A	6.50

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1351	11/07/2024	WD	Q	I	02	600,000
GRANTOR: MCEWEN SARAH Y & DAVI						
GRANTEE: ROWLAND ASHLIE L &						
2593/0481	9/16/2022	WD	Q	I	01	532,000
GRANTOR: JAMES ERIKA &						
GRANTEE: MCEWEN SARAH Y & DA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W64 S14 FGR=[YR=1993] S22 E20 FOP=[YR=1993] E6 N8 W6 S8\$ N18 W14 N4 W6\$ E6 S4 E14 S10 E35 FOP=[YR=1993] S8 E9 N8 W9\$ E9 N28\$ PTR= E10 FUS=[YR=1993] E25 S32 W25 N32\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF												1,439										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF	2150.00	100.00	150.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	195,000							