

MARTIN FAMILY TRUST/MARTIN SHERRI RENEE TRUSTEE
2784 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-044D-0061-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

090001

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

01

2,995

129.8281

171.37

513,253

2019

2019

0

0

2.00

98.00

1 SNGL FAM - 100% - 2020

Heated Area: 2622

HX Base Yr 2020

QUALITY

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

2121.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,552

100

2019

1,552

260,647

FGR

452

55

2019

249

41,818

FOP

96

30

2019

29

4,871

FOP

108

30

2019

32

5,374

FOP

200

30

2019

60

10,076

FUS

1,070

100

2019

1,070

179,699

STR

30

10

2019

3

504

TOTALS

3,508

2,995

502,988

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0855

CONC PAVER

0100

0

0

610.00

SF

10.00

10.00

100

2019

2019

3

97

5,917

2

0810

CONCRETE A

0100

4

3

12.00

SF

6.50

6.50

100

2019

2019

3

97

76

3

0861

POOL GUNIT

0100

0

0

364.00

SF

85.00

85.00

100

2020

2020

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90

27,846

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LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

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RES

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RLM

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0.00

1.00

LT

1.00

1.00

1.00

165,000.00

165,000.00

165,000

REVIEW DATE

12/08/2020

BY

RK

Total Acres: 0.00

Total Land Value: 165,000

Market: 0

Agricultural: 0

Common: 165,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

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