

PT OF LOT 63
IN OR 2745/683
SUB OF PT OF SEC 4 PBK 1/5

HYERS FAMILY TRUST/HYERS MCCAGER BRYCE TRUSTEE
816 SANBORN LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0063-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	12	CEDAR 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
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			
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
NEIGHBORHOOD/LOC	2021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1993	1,388	127,984
FGR	420	55	1993	231	21,300
FOP	168	30	1993	50	4,610
TOTALS	1,976			1,660	152,895

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,669	110.8000	110.80	184,925	1988	1988	0	0	0 16.78	83.22

1 SINGLE FAM - 100% - 0

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