

PT OF N1/2 OF LOT 13 IN
OR 2286/1181(EX UTIL ESMT'S IN
OR 772/892 & OR 1569/198)

5028 FIRST COAST LLC/
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2025

00-00-30-0780-0013-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 50			
Exterior Wall	15	CONC BLOCK 50			
Roof Structure	04	WOOD TRUSS 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			
Fixtures		2 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		4 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1700	OFFICE BUILDINGS			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	38,214
TOTALS	720			720	38,214

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	720	92.1375	129.45	93,204	1974	1984	0	0	0	59.00	41.00
3 OFFICE - 0% - 0												
Heated Area: 720												
HX Base Yr												
24 30 30 24 BAS 1993												