

PT OF LOT 21 & PT GOVT LOT 3
OF SEC 31-3N-28E IN OR 2117/42
SUB OF SEC 30 PBK 1/5

LANGSHAW KAREN
1837 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0021-0020



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	20	FACE BRICK	100		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	2019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1994	1,581	184,480
FCP	476	25	2011	119	13,886
FEP	280	80	2011	224	26,138
FEP	126	80	2019	101	11,785
FOP	132	30	1994	40	4,667
PTO	198	5	2011	10	1,167
TOTALS	2,793			2,075	242,123

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,075	107.8000	142.30	295,272	1994	2000	0	0	0 18.00	82.00

1 SNGL FAM - 100% - 2018

Heated Area: 1581

HX Base Yr 2018

The floor plan diagram illustrates the layout of a building with several distinct areas, each labeled with a code and year. The overall dimensions of the main structure are 28 units wide and 20 units high. The layout includes:

- FCP 2011**: Located in the top-left corner, measuring 22 units wide and 14 units high.
- PTO 2011**: Located in the top-right corner, measuring 9 units wide and 9 units high.
- FEP 2011**: Located in the center, measuring 20 units wide and 14 units high.
- FEP 2019**: Located to the right of the FEP 2011 area, measuring 9 units wide and 14 units high.
- BAS 1994**: A large central area measuring 51 units wide and 31 units high.
- FOP 1994**: Located at the bottom, measuring 22 units wide and 22 units high.

Additional dimensions and offsets are noted throughout the plan, such as 6-unit offsets for the top and bottom sections, and 14-unit offsets for the side sections.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025

ML