



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 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			01
NEIGHBORHOOD/LOC	1079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF-BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2014	2,476	438,074
FGR	527	55	2014	290	51,310
FOP	50	30	2014	15	2,654
FSP	294	40	2014	118	20,877
FST	15	55	2014	8	1,416
TOTALS	3,362			2,907	514,330

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,907	107.1600	186.24	541,400	2014	2014	0	0	5.00	95.00
1 SFR CUST - 100% - 2019						Heated Area: 2476			HX Base Yr 2019		
BLD DATE				LGL DATE				03/13/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

EXTRA FEATURES							546 PATRIOTS WAY, FERNANDINA BEACH				INC DATE		AG DATE				
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	570.00	SF	7.00	7.00	100	2014	2014	3	94	3,751	
3	0855	CONC PAVER	0	100	0	0	68.00	SF	7.00	7.00	100	2014	2014	3	94	447	