

BLOCK C N 73.77FT OF LOT 2 S-2
ATLANTIC HIGHLANDS SUB
DB 39/297

GILL WESTON W/GILL EMILY R
18 N 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000C-0022



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 100			
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	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2006	2,072	319,323
FOP	184	30	2006	55	8,477
FOP	208	30	2006	62	9,555
FOP	232	30	2006	70	10,788

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,259	127.5960	168.43	380,483	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2017						Heated Area: 2072		HX Base Yr 2017			