

LOT 23
IN OR 2166/1480
BEACH HAMMOCK PB 5/154

GOLACINSKI DANIELLE M
2779 RACHEAL AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1110-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1993	1,830	264,537
FGR	472	55	1993	260	37,585
FOP	58	30	1993	17	2,457
FOP	68	30	1993	20	2,891
FSP	345	40	2008	138	19,949
TOTALS	2,773			2,265	327,418

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,265	118.5800	156.53	354,540	1992	2008	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 1830 HX Base Yr 2021									
BLD DATE							LGL DATE		
XF DATE							AG DATE		
INC DATE							03/21/2024	MLU	

2779 RACHEAL AVE, FERNANDINA BEACH

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVR	0	100	0	0	785.00	SF	10.00	10.00	100	2005	2005	3
2	0962	SKYLIGHT	0	100	0	0	4.00	UT	250.00	250.00	100	2005	2005	3
3	1241	WD DECK G	0	100	5	60	300.00	UT	4.60	4.60	100	2005	2005	3
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3
5	1242	WD DECK A	0	100	0	0	280.00	SF	10.00	10.00	100	2021	2021	3
6	0861	POOL GUNIT	0	100	0	0	266.00	SF	85.00	85.00	100	2021	2021	3
7	0912	SCRN RM G	0	100	0	0	529.00	SF	20.00	20.00	100	2022	2022	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0003	R-1	100.00	85.00	1.00	LT		1.00	1.00	1.00