

LOT 95
IN OR 1689/351
BUCKS FDNA BEACH #1 PB 2/30

DOUGHER KENNETH R &/BODTKER MARCEIL E
2430 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0095-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	03	PLASTER 100			
Interior Floor	05	ASPH TILE 100			
Air Condition	02	WINDOW 100			
Heating Type	01	NONE 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		2 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1058.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1993	1,476	110,312
STP	16	10	1993	2	149
STP	24	10	1993	2	149
TOTALS	1,516			1,480	110,611

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,480	92.8200	122.52	181,330	1946	1946	0	0	0	39.00	61.00

1 SNGL FAM - 0% - 0

Heated Area: 1476

HX Base Yr

41

36

41

28

6

2

4

6

4

BAS
1993

STP
1993

STP
1993

BLD DATE		LGL DATE	05/07/2025	MLU
XF DATE		LAND DATE		

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