

BLOCK 5 LOT 6
IN OR 1945/759
BUCKS FDNA BEACH #2 PB 3/17

VACCARELLA DOUGLAS S & DAWN L
2402 FIRST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0005-0060



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	11	CLAY TTLE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	170	15	2015	26	3,821
BAS	1,216	100	2015	1,216	178,699
FGR	640	55	2015	352	51,729
FOP	42	30	2015	13	1,910
FOP	63	30	2015	19	2,793
FOP	119	30	2015	36	5,291
FST	42	55	2015	23	3,380
FUS	1,203	100	2015	1,203	176,789
TOTALS	3,495			2,888	424,411

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,888	115.9725	153.08	442,095	2015	2015	0	0	4.00	96.00
1 SNGL FAM - 100% - 2016											
Heated Area: 2419						HX Base Yr 2016					
The floor plan diagram illustrates the layout of a single-family home with various rooms and areas labeled with codes and years. The rooms and their dimensions are as follows: FOP 2015 (Top Left): 7' x 7' BAS 2015 (Top Center): 17' x 17' FST 2015 (Top Right): 6' x 7' BAL 2015 (Middle Left): 10' x 10' FGR 2015 (Middle Right): 22' x 24' FUS 2015 (Bottom Left): 37' x 41' FOP 2015 (Bottom Right): 7' x 7' Other dimensions and labels include: 35', 14', 21', 6', 3', 7', 9', 11', 8', 14', 22', 24', 17', 19', 5', 14', 17', 14', 17', 9', 14', 7', 14', 17', 19', 5', 14', 17', 14', 17',											