

BLOCK 10 LOT 4
IN OR 1903/893
BUCKS FDNA BEACH # 2PB3/17

MOSER ALLEN C & SANDRA J
2835 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0010-0040



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 TILE 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	2015	939	156,616
BAS	232	100	2020	232	38,696
FOP	104	30	2015	31	5,171
FOP	224	30	2015	67	11,175
FUS	895	100	2015	895	149,277
STP	42	10	2015	4	667
TOTALS	2,436			2,168	361,601

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT					
0900	01	2,168	131.6238	173.74	376,668	2015	2015	0	0					
2 SNGL FAM - 100% - 2016					Heated Area: 2066		HX Base Yr 2016							
2835 1ST AVE, FERNANDINA BEACH														
BLD DATE		09/24/2007		KW		LGL DATE		05/08/2025						
XF DATE						LAND DATE		MLU						
INC DATE						AG DATE								

TOTALS		2,436				2,168		361,601		2835 1ST AVE, FERNANDINA BEACH					XF DATE				LAND DATE		05/08/2025		MLU	
															INC DATE				AG DATE					
L	OB/XF	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	0861	POOL GUNIT		0	100	0	0	336.00		SF	127.50		127.50		100	2017	2017	3	81	34,700				
2	0855	CONC PAVER		0	100	0	0	478.00		SF	10.00		10.00		100	2017	2017	3	96	4,589				
3	0477	VF 4 SLAT		0	100	0	0	114.00		LF	14.00		14.00		100	2017	2017	3	90	1,436				
4	0810	CONCRETE A		0	100	0	0	540.00		SF	6.50		6.50		100	1969	1969	3	20	702				
5	0810	CONCRETE A		0	100	9	18	162.00		SF	6.50		6.50		100	2015	2015	3	95	1,000				