

S1/2 OF LOT 1 (S-1)
IN OR 2036/1510
PARTY WALL AGMT PT OR1407/1936

SCULLY BRIAN T
997 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0001-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	96,523
FGR	324	55	2004	178	19,886
FOP	72	30	2004	22	2,458
FUS	477	100	2004	477	53,289
TOTALS	1,737			1,541	172,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,541	124.1289	124.13	191,284	2004	2004	0	0	0 10.00	90.00

1 TOWNHOUSE - 100% - 2017

Heated Area: 1341

HX Base Yr 2017

The floor plan diagram illustrates the layout of a townhouse with a total heated area of 1341. It is divided into four distinct areas, each labeled with a code and year: FOP (2x4), FUS (2004), BAS (2004), and FGR (2004). The dimensions for each area are as follows: FOP is 24 units wide and 3 units high; FUS is 24 units wide and 21 units high; BAS is 37 units wide and 35 units high; and FGR is 20 units wide and 22 units high. The diagram also shows various connecting lines and dimensions between these areas, such as a 9-unit wide connection between FOP and BAS, and a 12-unit wide connection between BAS and FGR.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/16/2024