

N45.6 FT OF LOT 6
IN OR 1320/1686
FPU ESMT PT OR 1180/1769

HENSYL CURTIS H
974 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
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	892	100	2005	892	98,220
FGR	247	55	2005	136	14,975
FOP	36	30	2005	11	1,211
FUS	546	100	2005	546	60,121
TOTALS	1,721			1,585	174,527

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,585	121.6656	121.67	192,847	2005	2005	0	0	0	9.50	90.50	

1 TOWNHOUSE - 0% - 2025

Heated Area: 1438

HX Base Yr

Diagram illustrating the lot layout and area calculations for a townhouse unit. The lot is divided into several sections, with the following areas and labels:

- BAS 2005**: 892
- FOP 2005**: 36
- FGR 2005**: 247
- FUS 2005**: 546

The total area is 1,721. The diagram also shows the heated area of 1,438 and the HX base year of 2005.

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

MLU