

PT OF LOT 11 IN OR 2372/1911
(EX PT IN OR 1122/1629)
CITRONA S/D U/R

TUTEN JAMES E & JOYCE M
2120 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0011-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floor	09	PINE WOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1993	1,717	252,031
BAS	108	100	2008	108	15,853
BAS	81	100	2024	81	11,889
FOP	32	30	2024	10	1,468
FUS	360	100	1993	360	52,842
FUS	177	100	2024	177	25,981
STR	44	10	2024	4	587
TOTALS	2,519			2,457	360,652

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,457	99.3600	156.99	385,724	1948	2010	0	0	6.50	93.50
1 SFR CUST - 100% - 2021											
Heated Area: 2443											
HX Base Yr 2021											
The diagram shows a complex building footprint with various rooms and corridors. Key areas are labeled with blue text: 'BAS 1993' (Basement), 'BAS 2008' (Basement), 'STR 2024' (Structure), and 'FUS 2024' (Furnace). Dimensions are provided for many segments, such as 32, 12, 16, 6, 18, 3, 6, 10, 11, 4, 8, 16, 24, 3, 15, 24, 17, 7, 5, 11, 4, 8, 24, 3, 15, 17, 7, 5, 11, 4, 8, 24,											

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BUILDING DIMENSIONS													
FST=[YR=1993] W1 N17W20 S17W1 S16 FST=[YR=2014] S8 E22 N8 W22													
E22 N16 \$ PTR= E15 APT=[YR=1993] E8 N6 E6 S1 E3 S4 W3 S1 E8													
S24 W22 N24 \$ W15 \$.													