

BLOCK 2 LOT 22
OR 314/260
EGAN MEADOWS = 1 PB 3/45

TOMES DONNA
1123 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0002-0220



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	89,162
BAS	312	100	1994	312	26,749
FOP	78	30	1994	23	1,971
PTO	78	5	1994	4	343
UOP	36	20	1994	7	600
TOTALS	1,544			1,386	118,825

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,386	101.7640	101.76	141,039	1980	1990	0	0	15.75	84.25
1 SINGLE FAM - 100% - 1989						Heated Area: 1352		HX Base Yr 1989			
26 12 26 11 4 9 4 9 26 40 26 40 3 3 3 12 3 3 3 12 BAS 1994 UOP 1994 F2P 1994 PTO 1994											