

LOT 105
PT OR 1857/1306
GA FDNA BEACH SUB PB 2/35

SEPTEMBER FIRST PARTNERS-FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2025

00-00-31-134A-0105-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 80			
Interior Wall	01	MINIMUM 20			
Interior Floo	08	SHT VINYL 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		1050.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	91,440
TOTALS	936			936	91,440

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	936	114.2640	114.26	106,947	1965	1995	0	0	14.50	85.50
1 SINGLE FAM - 0% - 0											
Heated Area: 936											
HX Base Yr											
26 36 26 36											
BAS 1993											
436 N FLETCHER AVE, FERNANDINA BEACH											
BLD DATE		10/24/2013		KK		LGL DATE		04/24/2025			
XF DATE						LAND DATE		MLU			
L N OB/XF CODE 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 0810 CONCRETE A 0 0 20 10 200.00 SF 6.50 6.50 100 1965 1965 3 20 260											