

LOT 247-B
IN OR 2423/1672
DECLARATION CVNTS & RSTR

KINCEN MARY LYNN
534 TARPON AVE #B
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0247-00B0



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	12	HARDWOOD 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		2. 2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1041.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	657	100	1993	657	110,988
FGR	338	55	1993	186	31,421
FOP	42	30	1993	13	2,196
FUS	961	100	1993	961	162,344
USP	120	30	2004	36	6,081
TOTALS	2,118			1,853	313,032

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	1,853	199.9200	199.92	370,452	1993	1993	0	0	15.50	84.50

1 TOWNHOUSE - 100% - 2022

Heated Area: 1618

HX Base Yr 2022

12

10

10

12

USP
2004

19

29

40

13

11

7

15

13

26

BAS
1993

FGR
1993

20

51

7

6

6

7

9

2

4

FUS
1993

FOP
1993

BLD DATE

LGL DATE