

LOT 21
FIRST REPEAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

JYZ FAMILY REVOCABLE TRUST/JYZ JAMES T TRUSTEE
544 SEA ISLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-142R-0021-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	31	HARDIE BRD	100		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	13	STAND SEAM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMMT	100		
Interior Floor	14	CARPET	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	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 1025.0100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	897	100	2022	897	288,529
FGR	599	55	2022	329	105,826
FOP	64	30	2022	19	6,112
FOP	450	30	2022	135	43,424
FOP	120	30	2024	36	11,580
FOP	450	30	2024	135	43,424
FUS	1,403	100	2024	1,403	451,289
STR	48	10	2024	5	1,608
TOTALS	4,031			2,959	951,792

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	2,959	203.5852	321.66	951,792	2023	2023	0	0	0	0.00100.00
1 SFR CUST - 100% - 2024				Heated Area: 2300				HX Base Yr 2024			
30 15 15 30 20 7 7 15 17 8 8 22 32 FOP 2022 BAS 2022 FGR 2022 FOP 2022 30 15 16 30 16 4 12 4 16 8 15 11 2 52 FOP 2024 FUS 2024 FOP 2024 FOP 2024											