

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

Roof Structur

08

IRREGULAR 100

Roof Cover

13

STAND SEAM 100

Interior Wall

05

DRYWALL 100

Interior Floo

15

HARDTILE 70

Interior Floo

02

HARDWOOD 30

Air Condition

13

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3.5 100

Frame

02

WOOD FRAME 100

Stories

2. 2. 100

Units

0 100

Quality

04 Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA 01

NEIGHBORHOOD/LOC

1003.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

672

100

2024

672

235,738

BAS

1,157

100

2024

1,157

405,876

FDG

672

60

2024

403

141,372

FOP

40

30

2024

12

4,210

FOP

192

30

2024

58

20,346

FOP

192

30

2024

58

20,346

FOP

328

30

2024

98

34,378

FSP

100

40

2024

40

14,032

FUS

520

100

2024

520

182,416

STR

72

10

2024

7

2,456

TOTALS

4,025

3,033

1,063,976

EXTRA FEATURES

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

0855

CONC PAVER

0

0

0

0

1,233.00

SF

10.00

10.00

100

2025

2024

100

12,330

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

0

00010

OT-1

46.00

93.00

46.60

FF

1.00

1.00

1.00

4,700.00

4,700.00

219,020

REVIEW DATE

06/26/2024

BY

DJ

Total Acres:

0.00

Total Land Value:

219,020

Market:

0

Agricultural:

0

Common:

219,020

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

12

3,033

222.0254

350.80

1,063,976

2023

2023

0

0

0

0.00

100.00

1 SFR CUST - 0% - 2024

Heated Area: 2349

HX Base Yr

FDG

2024

FOP

2024

BAS

2024

FOP

2024

FUS

2024

STR

2024

FOP

2024

** This building has 11 Sub-Areas

1103 SOMERUELUS ST, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2519/1821

12/07/2021

WD Q

V

01

170,000

GRANTOR: STRAIGHT CUT CONSTRUC

GRANTEE: BART YURI A & RACHE

2462/0986

5/18/2021

WD Q

V

02

158,000

GRANTOR: WESTMORELAND BARNEY W

GRANTEE: STRAIGHT CUT CONSTR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E26 S38 W28 N14 W8 N14 U0.1R9.11

U9.11R0.1 \$

FDG=[YR=2024;ORIG=10,-31] E28 S24 W2 W24 W2 N24 \$

BAS=[YR=2024;ORIG=48,-31] E10 E18 S24 W2 W24 W2 N24 \$

FUS=[YR=2024;ORIG=60,20] E16 S12 E10 S4 W10 S8 S6 W16 N30 \$

FOP=[YR=2024;ORIG=10,34] E8 S14 E28 S6 W36 N20 \$

FOP=[YR=2024;ORIG=12,-7] E24 S8 W24 N8 \$

FOP=[YR=2024;ORIG=50,-7] E24 S8 W24 N8 \$

FSP=[YR=2024;ORIG=10,10] E10 S10 W10 N10 \$

STR=[YR=2024;ORIG=76,36] E10 S8 W10 N8 \$

STR=[YR=2024;ORIG=58,-35] E18 S4 W18 N4 \$

FOP=[YR=2024;ORIG=48,-35] E10 S4 W10 N4 \$