

LOT 19
IN OR 2319/869
PHOENIX WALK PB 5/55

SYNKEWECZ CAROL ANN LVG TRUST/SYNKEWECZ CAROL ANN
8 ZACHARY COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,517	100
FST	45	55
TOTALS	1,562	1,542

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,542	165.2492	165.25	254,816	1984	1984	0	0	20.00	80.00
1 TOWNHOUSE - 100% - 2008 Heated Area: 1517 HX Base Yr 2008											
8 ZACHARY CT, FERNANDINA BEACH											
BLD DATE 02/08/2008 DJ LGL DATE 04/30/2025 MLU											
XF DATE											
INC DATE											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0802	ASPHALT B	0	100	0	0	577.00	SF	2.40	2.40	100
2	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100
3	1126	CB/STC 8"	0	100	0	0	190.00	SF	8.00	8.00	100
TOTAL OB/XF 2,280											

LAND DESCRIPTION										TOTAL OB/XF					2,280		
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	LA VAL
1	000310	C	TOWNHOUSE	100		R-1	39.00	109.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	3