

LOT 21
IN OR 2168/511
SELVA VERDA SUB PB 4/49

MARKEVICH FENTON J & JEAN I LIVING TRUST/MARKEVICH
2500 VIA DEL REY RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0021-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	1073.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1993	1,870	211,923
FGR	529	55	1993	291	32,978
FSP	240	40	1993	96	10,879
PTO	18	5	1993	1	113
TOTALS	2,657			2,258	255,894

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,258	113.1900	149.41	337,368	1991	1991	0	0	24.15	75.85

1 SNGL FAM - 100% - 2021

Heated Area: 1870

HX Base Yr 2021

The floor plan diagram illustrates the layout of a building with three main areas: BAS 1993, FSP 1993, and FGR 1993. The layout is defined by a series of connected lines forming a complex shape. Key dimensions are labeled along the lines: a vertical line on the left is 33 units long; a horizontal line below it is 16 units long; a vertical line to the right of that is 6 units long; a horizontal line above that is 3 units long; a vertical line to the right of that is 3 units long; a horizontal line above that is 16 units long; a vertical line to the right of that is 22 units long; a horizontal line below that is 23 units long; a vertical line to the right of that is 23 units long; a horizontal line above that is 16 units long; a vertical line to the right of that is 19 units long; a horizontal line above that is 5 units long; a vertical line to the right of that is 25 units long; a horizontal line above that is 21 units long; a vertical line to the right of that is 9 units long; a horizontal line above that is 20 units long; a vertical line to the right of that is 12 units long; a horizontal line above that is 20 units long; a vertical line to the right of that is 12 units long; and a horizontal line above that is 35 units long. The areas are labeled in blue text: BAS 1993, FSP 1993, and FGR 1993.

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/08/2025

MLU