

PT OF TRACT A
IN OR 2677/90
SOUTH BEACH SUB PB 3/11

KTTFERNANDINA LLC
2825 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-000A-0120



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	1043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1998	1,490	143,889
FGR	539	55	1998	296	28,585
FOP	39	30	1998	12	1,159
PTO	52	5	1998	3	290
PTO	176	5	1998	9	869
TOTALS	2,296			1,810	174,792

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,810	111.0000	111.00	200,910	1998	1998	0	0	0	13.00	87.00	
1 SINGLE FAM - 0% - 2024													
Heated Area: 1490													
HX Base Yr													
The floor plan diagram illustrates a building layout with four distinct areas: PTO 1998 (top left), BAS 1998 (center left), FOP 1998 (bottom left), and FGR 1998 (bottom right). The layout is defined by a series of connected lines with numerical dimensions indicating lengths. PTO 1998 is a rectangular area with dimensions 18, 7, 2, 2, 16, 3, 12, and 10. BAS 1998 is a large rectangular area with dimensions 29, 33, 11, and 20. FOP 1998 is a small rectangular area with dimensions 9, 2, 2, 3, 3, 5, 4, 3, 6, 4, 3, 10, 4, 13, 4, 11, 23, and 20. FGR 1998 is a large rectangular area with dimensions 20, 23, 11, 4, 13, 4, 10, 3, 3, 4, 6, 3, 5, 3, 8, 2, 3, 11, and 33. The diagram also shows a series of lines connecting these areas, with dimensions 18, 7, 2, 2, 16, 3, 12, 10, 29, 33, 11, 20, 9, 2, 2, 3, 3, 5, 4, 3, 6, 4, 3, 10, 4, 13, 4, 11, 23, 20, 20, 23, 11, 4, 13, 4, 10, 3, 3, 4, 6, 3, 5, 3, 8, 2, 3, 11, and 33.													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025

MLU
