

BLK 18 LOTS 2 & 3
CITY FDNA BEACH S/D OF
SEC 21-3N-28E

THARIN LOUIS S III & CATHERINE
432 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0018-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	03	PLASTER 10			
Interior Floor	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100	1993	1,221	121,303
DCK	52	10	2017	5	497
FOP	117	30	2017	35	3,477
FUS	271	100	1993	271	26,923
FUS	195	100	2017	195	19,372
STP	12	10	2017	1	99
UOP	208	20	1993	42	4,173
TOTALS	2,076			1,770	175,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,770	117.9150	117.92	208,718	1900	1990	0	0	0 15.75	84.25

1 SINGLE FAM - 0% - 0

Heated Area: 1687

HX Base Yr

The floor plan diagram shows a layout of rooms with their dimensions. The rooms are labeled as follows:

- STP** (Top): 4' x 3'
- DCK** (Top): 6' x 13.7'
- FOP** (Top): 9' x 13'
- BAS** (Left): 49' x 27'
- UOP** (Bottom): 26' x 8'
- FUS** (Right): 13' x 15' (top) and 19' x 15' (bottom)

The dimensions are indicated by numbers along the walls of each room.

BLD DATE	01/14/2014	KK	LGL DATE	05/22/2025	MLU
XF DATE			LAND DATE		