

BLOCK 54 S1/2 OF LOT 4
IN OR 2069/1845
CITY OF FDNA BEACH

DAVIS MARK DUNCAN JR/DAVIS MIKEL-ANN JULIAN
128 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0054-0042



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	11	CLAY TILE 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	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	2017	1,276	166,089
FDG	480	60	2017	288	37,488
FOP	138	30	2017	41	5,337
TOTALS	1,894			1,605	208,914

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,605	134.1912	134.19	215,375	2017	2017	0	0	0	3.00	97.00	
2 SINGLE FAM - 100% - 2018													
Heated Area: 1276													
HX Base Yr 2018													
40 2 18 2 13 42 27 6 23 6 23 4 BAS 2017 20 24 24 20 20 24 20 24 20 24 20 24 FDG 2017													