



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	975	100
	2006	975
FOP	105	30
	2006	32
FUS	975	100
	2006	975
TOTALS	2,055	1,982
		375,855

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,982	157.0038	207.25	410,770	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2021 Heated Area: 1950 HX Base Yr 2021											
BAS 2006 FUS 2006 FOP 2006											
308 S 4TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2025 MLU											

EXTRA FEATURES										308 S 4TH ST, FERNANDINA BEACH		XF DATE		LAND DATE		05/22/2025		MLU	
										INC DATE				AG DATE					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1	0500	FP-PRE FAB	0 100	0	0	1.00		UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115			
2	0877	JACUZZI	0 100	0	0	1.00		UT	1,000.00	1,000.00	100	2006	2006	3	24	240			
3	1242	WD DECK A	0 100	16	8	128.00		SF	10.00	10.00	100	2006	2006	3	24	307			
4	0810	CONCRETE A	0 100	4	6	24.00		SF	6.50	6.50	100	2006	2006	3	86	134			
5	0830	FLAGSTONE	0 100	65	3	195.00		SF	12.00	12.00	100	2006	2006	3	86	2,012			
6	0810	CONCRETE A	0 100	3	4	12.00		SF	6.50	6.50	100	2006	2006	3	86	67			