

BLK 216 TRACT B OF LOT 3
IN OR 2040/1958
CITY OF FDNA BEACH S/D OF

WILLIAMS CYNTHIA LYNN
304 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0216-03B0



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	02	WALL BD/WD 100			
Interior Floo	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	116,620
BAS	154	100	2022	154	16,267
FOP	52	30	2022	16	1,690
FSP	126	40	1993	50	5,282
PTO	352	5	2022	18	1,902
STR	20	10	2007	2	212
TOTALS	1,808			1,344	141,973

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	114.8160	114.82	154,318	1946	2007	0	0	0	8.00	92.00

1 SINGLE FAM - 100% - 2017

Heated Area: 1258

HX Base Yr 2017

The floor plan diagram illustrates the layout of a single-family home. It includes several labeled areas with their respective years: PTO 2022, FOP 2022, BAS 2022, BAS 1993, FSP 1993, and STR 2007. Dimensions are provided for various sections, such as 12, 7, 4, 6, 22, 7, 4, 2, 24, 32, 21, 18, 11, 7, 4, 5, 1, 17, 24, 14, 28, 13, 15, 8, and 5. The diagram shows a complex arrangement of rooms and outdoor spaces, with some areas being partially enclosed or adjacent to others.

BLD DATE	04/09/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025
				MLU