

BLOCK 258 E100' OF W200' OF
N1/2 OF LOT 5
IN OR 1524/1584

JAMES KEVIN LEE
327 BENJAMIN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-0051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	13	LVT/LAMNT 30
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	1007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,120	100
BAS	277	100
FOP	91	30
PTO	24	5
TOTALS	1,512	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,425	113.9840	113.98	162,422	1991	1991	0	0	15.50	84.50

1 SINGLE FAM - 100% - 2005

Heated Area: 1397

HX Base Yr 2005

The diagram shows a floor plan with three distinct areas labeled in blue text:

- PTO 1993**: A small rectangular area at the top with a width of 6 and a height of 4.
- BAS 1993**: A large rectangular area in the middle with a width of 31 and a height of 24.
- BAS 2002**: A rectangular area at the bottom left with a width of 14 and a height of 20.

Dimensions for connecting paths and other segments are as follows:

- Path from PTO 1993 to BAS 1993: 4 (left), 4 (right), 16 (top).
- Path from BAS 1993 to BAS 2002: 13 (left), 2 (top), 3 (right), 5 (bottom), 17 (right), 4 (bottom), 20 (right).
- Internal dimensions of BAS 2002: 16 (right), 14 (bottom).

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

MLU