



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			10
NEIGHBORHOOD/LOC	10007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,122	100	2019	3,122	259,630
FGR	885	55	2019	487	196,490
FOP	104	30	2019	31	12,508
UOP	196	20	2019	39	15,736
UOP	798	20	2019	160	64,555
TOTALS	5,105			3,839	548,917

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0500	12	3,839	215.4960	340.48	1,307,103	2019	2019	0	10	18.5	2.50	118.50	
1 SFR CUST - 0% - 0													
Heated Area: 3122													
HX Base Yr													
2 SALT MARSH DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2024 MLU													

EXTRA FEATURES										2 SALT MARSH DR, FERNANDINA BEACH										INC DATE		AG DATE		04/03/2024		12:25	
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430											
2	0855	CONC PAVER	0	0	0	0	1,370.00	SF	10.00	10.00	100	2019	2019	3	97	13,289											
3	0861	POOL GUNIT	0	0	0	0	352.00	SF	85.00	85.00	100	2021	2021	3	93	27,826											
4	0857	SANDSTONE/	0	0	0	0	842.00	SF	16.00	16.00	100	2021	2021	3	100	13,472											
5	1122	CB 6"	0	0	0	0	466.00	SF	5.85	5.85	100	2021	2021	3	99	2,699											