

LOT 138
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ROBERTS MARCIE A
2676 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2025

09-2N-27-1292-0138-0000



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	13	LVT/LAMNT 70			
Interior Floo	14	CARPET 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	04	Quality Level 04			
DOR CODE	0100SINGLE FAMILY				
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4073.200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2020	1,686	188,657
FGR	494	55	2020	272	30,436
FOP	49	30	2020	15	1,678
FOP	170	30	2020	51	5,707
TOTALS	2,399			2,024	226,477

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	113.6016	113.60	229,926	2020	2020	0	0	0	1.50	98.50
1 SINGLE FAM - 0% - 0				Heated Area: 1686				HX Base Yr				
FOP 2020 BAS 2020 FGR 2020 FOP₇ 2020												