

IN OR 623/1035 & OR 861/291
& IN OR 863/1418 & OR 919/1819
& IN OR 1151/687

LARKIN LINDA P/MURPHY MARGARET PRIM ET AL
2001 US HWY 1
VERO BEACH, FL 32960

2025

10-2N-28-0000-0024-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floor	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

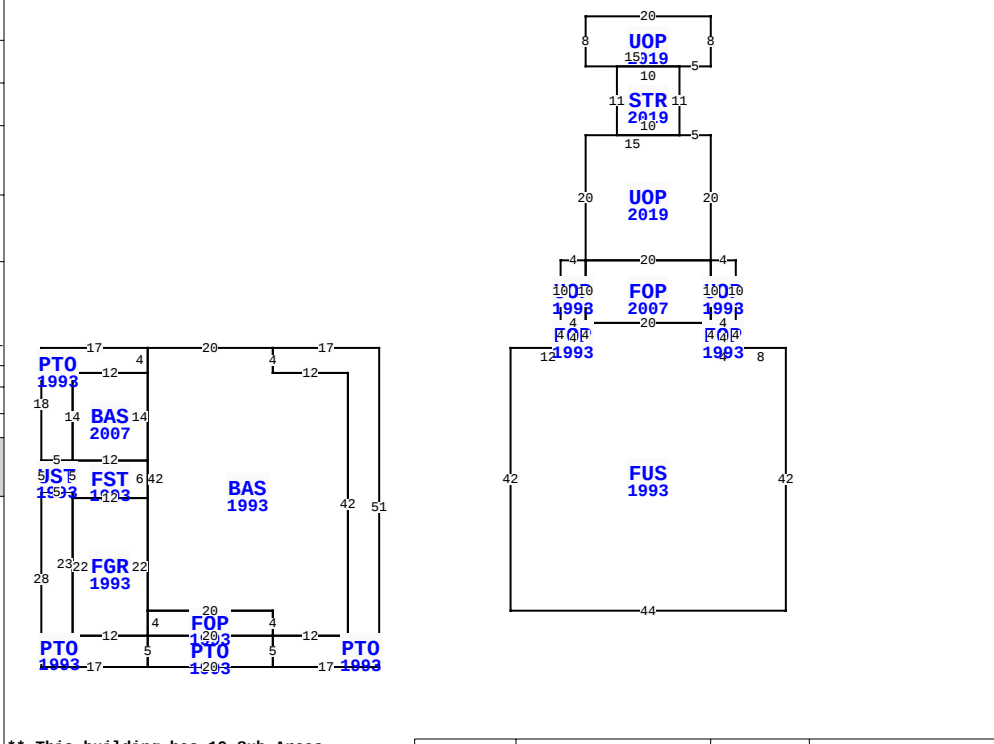
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	147,221
BAS	168	100	2007	168	18,403
FGR	264	55	1993	145	15,883
FOP	16	30	1993	5	548
FOP	16	30	1993	5	548
FOP	80	30	1993	24	2,629
FOP	200	30	2007	60	6,572
FST	72	55	1993	40	4,382
FUS	1,928	100	1993	1,928	211,192
PTO	100	5	1993	5	548
TOTALS	5,664			3,909	428,189

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,909	87.4800	138.22	540,302	1972	1990	0	0	20.75	79.25
1 SFR CUST - 0% - 0			Heated Area: 3440			HX Base Yr					



** This building has 19 Sub-Areas

4200 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES							4200 S FLETCHER AVE, FERNANDINA BEACH					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	0803	ASPHALT C	0	0	0	0	5,040.00	SF	2.00	2.00	100	1975	1975	3	50	5,040			
2	0415	BEACHWALK	0	0	97	4	388.00	SF	5.75	5.75	100	1989	1989	3	20	446			
3	1076	TRELLIS A	0	0	19	5	95.00	SF	7.50	7.50	100	1989	1989	3	20	143			
4	0855	CONC PAVER	0	0	23	9	207.00	SF	7.00	7.00	100	1975	1975	3	25	362			
5	1125	CB/STC 6"	0	0	0	0	1,238.00	SF	7.35	7.35	100	1975	1975	3	25	2,275			
6	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	39	351			
7	1272	H-SHUTR MD	0	0	0	0	28.00	UT	133.00	133.00	100	1997	1997	3	20	745			

LAND DESCRIPTION										TOTAL OB/XF										9,362									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000120	C	RES OCEAN	0		R-1	100.00	400.00	100.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,900,000												