



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
FGR	576	55
FOP	32	30
FOP	192	30
FUS	1,008	100
FUS	1,216	100
SFB	880	80
UOP	192	20
UOP	192	20
TOTALS	4,288	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,389	158.1360	249.85	846,742	2000	2000	0	0	11.70	88.30

1 SFR CUST - 100% - 2017

Heated Area: 2928

HX Base Yr

24

8

UOP
2000

8

24

34

SFB
2000

42

8

16

FGR
2000

24

24

8

8

24

8

UOP
2000

8

24

55

FUS
2000

42

4

8

FOP
2000

4

4

16

9

24

8

FOP
2000

8

24

42

FUS
2000

42

24

BLD DATE

LGL DATE

**BRADSHAW WILLIAM S & JIMMIE S L/E/
1762 1ST AVE
FERNANDINA BEACH, FL 32034**

20-3N-29-0000-0021-0000

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0	Common: 350,000	PRINTED 07/30/2025 BY SYS
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