

BLOCK 1 LOTS 55 54 53 & 52
IN OR 664/106 & OR 796/115 &
OR 699/1773 & OR 764/390

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FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0550



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	11	CLAY TILE 10			
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		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2001	1,863	228,871
FGR	409	55	2001	225	27,642
FOP	90	30	2001	27	3,317
FOP	108	30	2001	32	3,931
TOTALS					

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,147	112.4697	148.46	318,744	2001	2001	0	0	0 17.25	82.75

1 SNGL FAM - 100% - 0

Heated Area: 1863

HX Base Yr 1993

Diagram showing building layout with dimensions and area calculations:

- Top section: 13, 15, 23, 6, 15, 19
- Left section: 21, 19, 16, 21
- Bottom section: 9, 18, 6, 8, 12, 12, 2, 21, 2, 5, 18, 18, 12
- Area calculations: FOP 2001, BAS 2001, FGR 2001