

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	90		
Roof Cover	13	STAND SEAM	10		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	70		
Interior Floor	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	03	Quality Level	03		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC		4146.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2015	2,395	343,799
FGR	462	55	2015	254	36,462
FOP	124	30	2015	37	5,312
FSP	192	40	2018	77	11,053
FST	15	55	2015	8	1,148
TOTALS	3,188			2,771	397,774

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,771	113.2800	149.53	414,348	2015	2015	0	0	4.00	96.00

1 SNGL FAM - 100% - 2023 Heated Area: 2395 HX Base Yr 2023

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			397,774
TOTAL MARKET OB/XF VALUE			10,352
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			493,126
SOH/AGL Deduction			29,911
ASSESSED VALUE			463,215
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			407,493
TOTAL JUST VALUE			493,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0206774	NEW CONSTR	0	08/01/2020
B1429593	CO ISSUED	0	04/16/2015
B1429593	NEW CONSTR	294,035	11/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0272	5/05/2022	WD	Q	I	02	500,400
GRANTOR: THATCHER MARY MICHELE						
GRANTEE: ROMANZ TRACY E						
2557/0945	4/20/2022	FJ	U	I	11	0
GRANTOR: THATCHER MARY ANN EST						
GRANTEE: THATCHER MARY M & K						

EXTRA FEATURES																
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	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
2	0855	CONC PAVER	0	100	0	576.00	SF	10.00	10.00	100	2015	2015	3	95	5,472	
3	0855	CONC PAVER	0	100	16	160.00	SF	10.00	10.00	100	2016	2016	3	95	1,520	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
84020 AVRIETT WAY, FERNANDINA BEACH	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							