

LOT 13
DECL COV & RESTR OR 1458/887
PRIVATE QUARTERS PB 7/175

SCARECROW ANSC OPERATING GROUP
1919 BLANDING BLVD
JACKSONVILLE, FL 32210

2025

26-2N-28-168P-0013-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 100			
Interior Ceiling	NEW	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4042.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	2024	1,572	184,380
FGR	150	55	2024	82	9,618
FGR	478	55	2024	263	30,847
FOP	36	30	2024	11	1,291
FOP	63	30	2024	19	2,229
FSP	60	40	2024	24	2,815
FSP	133	40	2024	53	6,217
FUS	963	100	2024	963	112,950
TOTALS	3,455			2,987	350,347

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,987	117.8760	117.88	352,108	2023	2023	0	0	0.50	99.50
1 TOWNHOUSE - 0% - 2024						Heated Area: 2535		HX Base Yr			