

BLOCK 3 LOT 29
IN OR 2172/1908
NASSAU LAKES 1B REPLAT PB6/175

KODROWSKY FAMILY TRUST/KODROWSKY WILLIAM A CO-TRUS
96553 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-141B-0003-0290



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
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	4011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2004	2,476	318,777
FGR	759	55	2004	417	53,687
FOP	47	30	2004	14	1,803
FOP	399	30	2004	120	15,450
PTO	440	5	2009	22	2,833
TOTALS	4,121			3,049	392,549

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,049	107.1800	141.48	431,373	2004	2006	0	0	9.00	91.00

1 SNGL FAM - 100% - 2018

Heated Area: 2476

HX Base Yr 2018

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The areas are labeled as follows:

- PTO 2009**: A rectangular area at the top right with a width of 44 and a height of 19.
- FOP 2004**: A rectangular area on the left side with a width of 17 and a height of 19.
- BAS 2004**: A large rectangular area in the center with a width of 44 and a height of 35.
- FGR 2004**: A rectangular area at the bottom right with a width of 24 and a height of 19.

The diagram also shows several other dimensions and connections between the areas, including a total width of 44 and a total height of 35 for the main structure. The overall footprint is 44 by 35.