



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 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
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,805	100
FGR	530	55
FOP	192	30
FOP	240	30
UOP	810	20
TOTALS	3,577	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,389	112.5726	148.60	355,005	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 1805 HX Base Yr 2024											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,805	100	2024	1,805	268,223						
FGR	530	55	2024	292	43,391						
FOP	192	30	2024	58	8,619						
FOP	240	30	2024	72	10,699						
UOP	810	20	2025	162	24,073						
TOTALS	3,577			2,389	355,005						

95066 HATTON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

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	0811	CONCRETE B	0	100	0	0	946.00	SF	5.20	5.20	100	2024	2023		100	4,919	
2	0866	POOL FIBER	0	100	20	9	180.00	SF	72.00	72.00	100	2025	2024		100	12,960	