

PT OF LOTS 20 & 21
PT OR 2717/745 BEING THE N1/2
OF PARCELS 1 & 2

SMITH JOSEPH J & MIRANDA SESSIONS
941193 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-4960-0021-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Interior Finish	NEW	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		1 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	2025	1,807	331,982
FGR	650	55	2025	358	65,772
FOP	93	30	2025	28	5,144
FPT	585	30	2025	176	32,335
PTO	320	5	2025	16	2,940
TOTALS	3,455			2,385	438,172

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	2,385	116.2770	183.72	438,172	2024	2024	0	0	0.00100.00

1 SFR CUST - 100% - 2025

Heated Area: 1807

HX Base Yr 2025

The floor plan diagram illustrates the layout of a single-family residence (SFR) for the year 2025. The total heated area is 1807 square feet. The plan includes several labeled areas: FOP 2025 (Front Office/Parlor), BAS 2025 (Bathroom), FGR 2025 (Front Garden/Rear), and PTO 2025 (Patio/Terrace). Dimensions are provided for various sections and walls, such as 25, 39, 15, 30, 26, 18, 14, 10, 6, 14, 3, 11, 9, 8, 5, 16, 20, and 4. The layout shows a main living area (FOP) at the top right, a bathroom (BAS) in the center, a front garden/rear area (FGR) on the left, and a patio/terrace (PTO) at the bottom left.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU