

LOT 8
IN OR 2293/196
ELLIS LANDING SEC 2 UNR

ASTLES MERINDA NUNEZ & JAMES STEVEN
95048 MALLORY WILDER STREET
FERNANDINA BEACH, FL 32034

2025

34-2N-28-5132-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,862	100
FCP	506	25
FOP	320	30
USP	176	30
UST	12	45
TOTALS	2,876	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,142	127.1256	127.13	272,312	1999	1999	0	0	0	12.25	87.75

1 SINGLE FAM - 100% - 2020

Heated Area: 1862

HX Base Yr 2020

Diagram illustrating a building layout with dimensions and area calculations. The layout includes a main rectangular area (46x40) and a smaller rectangular area (22x14). The total area is 1862. The diagram also shows the building's location relative to the street and the surrounding area.

Dimensions and Area Calculations:

- Main Rectangular Area: 46 x 40 = 1840
- Smaller Rectangular Area: 22 x 14 = 308
- Triangular Area: 29 x 14 = 406
- Total Area: 1840 + 308 + 406 = 2554

Labels and Notes:

- USP 2019
- BAS 1999
- USP 1999
- FCP 1999
- FOP 1999

BLD DATE	LGL DATE
XF DATE	LAND DATE

05/09/2025

MLU