

LOT 18
IN OR 2553/1956
HOLLY POINT NORTH UNR

BENWELL TUONGVI & RANDOLPH G II
85025 ADMIRAL AVENUE
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525N-0018-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1993	1,796	176,855
DCK	600	10	2001	60	5,908
FOP	28	30	1993	8	787
TOTALS	2,424			1,864	183,551

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,864	114.1700	114.17	212,813	1991	1996	0	0	0	13.75	86.25	
1 SINGLE FAM - 100% - 2023 Heated Area: 1796 HX Base Yr 2023													
85025 ADMIRAL AVE, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU													

EXTRA FEATURES										85025 ADMIRAL AVE, FERNANDINA BEACH					INC DATE		AG DATE	
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	0940	SHEDS/PORT	0	100	14	20	400.00	SF	20.10	20.10	100	1987	1987	3	20	1,608		
2	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	2001	2001	3	20	200		