

LAVIN DAVID A & HOLLY A
93402 RAINTREE COURT
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0172-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4088.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,72010020192,720362,255

FGR70255201938651,408

FOP227302019689,056

FOP2533020197610,121

TOTALS3,9023,250432,842

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A01000069.00SF6.506.5010020192019397435

20812CONCRETE C0100001,458.00SF4.004.00100201920193975,657

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-10.000.001.00LT1.001.001.00125,000.00125,000.00125,000

REVIEW DATE01/16/2020BYNWTotal Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900013,250

TOT ADJ PTS

102.9572

EFF. BASE RATE

135.90

REPL. COST NEW

441,675

AYB

2019

EYB

2019

ECON

0

FNCT

0

NORM

2.00

% COND

98.00

1 SNGL FAM - 100% - 2020

Heated Area: 2720

HX Base Yr 2020

Area Diagram

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVINCDNSALE PRICE

2323/105112/06/2019SWQI01353,500

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: LAVIN DAVID A & HOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W23 S11 E23 N11\$ S11 W23 N11 W19 S42 FGR=[YR=2019] W12 S20 E12 S2 E21 N22 W21\$ E21 S17 E12 FOP=[YR=2019] S11 E23 N6 W15 N12 W7 S7 W1\$ E1 N7 E7 S12 E15 N64\$.