

PT WILLIAM BERRIE GRANT
PAR 49-4 IN OR 146/559
(EX PAR'S 49-5 THRU 49-10 &

WADE PAUL D L/E/
96109 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0049-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
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	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1993	1,694	136,960
DCK	144	10	2009	14	1,132
FOP	138	30	1994	41	3,315
UGR	304	45	1993	137	11,077
TOTALS	2,280			1,896	152,483

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,886	122.5000	122.50	231,035	1976	1976	0	0	0	34.00	66.00	

1 SINGLE FAM - 100% - 0

Heated Area: 1694

HX Base Yr

12

12

12

12

12

DCK
2009

47

27

27

27

27

BAS
1993

19

16

16

16

16

UGR
1993

23

6

6

6

6

FOP
1994

BLD DATE

07/08/2015

KK

LGL DATE

07/08/2015

W