

BLOCK 1 LOT 4
LOFTON BLUFF 2 PB 4/92 & 93

BERRYMAN RICHARD W & NANCY M
3350 S FLETCHER AVE K6
FERNANDINA BEACH, FL 32034

2025

43-2N-27-4621-0001-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	11	BD/BTN AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 100			
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		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100	2025	2,611	397,264
FGR	288	55	2025	158	24,040
FGR	608	55	2025	334	50,818
FOP	184	30	2025	55	8,368
FOP	1,054	30	2025	316	48,079
FSP	604	40	2025	242	36,820
STR	16	10	2025	2	304
STR	122	10	2025	12	1,826
TOTALS	5,487			3,730	567,520

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,730	96.3000	152.15	567,520	2024	2024	0	0	0	0.00 100.00

1 SFR CUST - 0% - 2025

Heated Area: 2611

HX Base Yr

61

10

12

10

35

16

12

18

4

6

16

FOP
2025

FGR
2025

16

5

5

7

7

STR
2025

27

12

39

13

10

6

10

10

20

29.1

20.10

50

8

16

4

28

6

45

FSP
2025

BAS
2025

FOP
2025

ISR
2025

FGR
2025

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/08/2025

MLU

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