

LOT 39
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

ABUEG RALPH E B & KATRINA ELIZABETH/
95113 LOCK ST
FERNANDINA BEACH, FL 32034

2025

44-2N-27-1003-0039-0000



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	13	LVT/LAMNT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC		4086.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	730	100	2022	730	100,149
FGR	483	55	2022	266	36,493
FOP	112	30	2022	34	4,665
FOP	143	30	2022	43	5,899
FUS	996	100	2022	996	136,641
STR	70	10	2022	7	960

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,076	104.4582	137.88	286,239	2022	2022	0	0	0.50	99.50

1 SNGL FAM - 0% - 2025