

**MILLER JAMES SMITH & DONNA M L/E/
95639 ARBOR LANE
FERNANDINA BEACH, FL 32034**

44-2N-28-5130-0050-0000



BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4006.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	2002	1,748	208,389
FGR	418	55	2002	230	27,420
FOP	28	30	2002	8	954
FSP	142	40	2019	57	6,795
USP	200	30	2012	60	7,153
TOTALS	2,536			2,103	250,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,103	101.4790	133.95	281,697	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM - 100% - 2004
Heated Area: 1748
HX Base Yr 2004

BLD DATE 03/03/2023 NW LGL DATE 05/09/2025 MLU
XF DATE
INC DATE

LAND DESCRIPTION

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	0811	CONCRETE B	0 100	0	0	976.00	SF	5.20	5.20	100	2002	2002	3	80	4,060	
2	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2003	2003	3	58	1,114	
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