

S 150 FT OF LOT 11
IN OR 2279/189
CHRISTOPHER CREEK ESTATES

PEREZ FAMILY TRUST/PEREZ CAROLS TROY TRUSTEE
940496 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-5240-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy		00 NONE 100			
Quality	04	Quality Level 04			
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	2,285	100	1995	2,285	297,650
DCK	612	10	1999	61	7,946
FGR	528	55	1995	290	37,776
FOP	348	30	1995	104	13,548
FOP	352	30	1995	106	13,807
FUS	144	100	1995	144	18,758
STR	54	10	1999	5	652
TOTALS	4,323			2,995	390,137

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,995	115.0842	151.91	454,970	1995	2005	0	0	0 14.25	85.75

1 SNGL FAM - 100% - 2023

Heated Area: 2429

HX Base Yr 2023

The diagram shows a complex floor plan with several rooms and corridors. The rooms are labeled with codes and years: DCK 1999, FOP 1995, BAS 1995, FGR 1995, FUS 1995, and STR 1999. The dimensions for each room and the overall layout are as follows:

- DCK 1999: 20' x 24'
- FOP 1995 (top): 42' x 31'
- BAS 1995: 35' x 21'
- FGR 1995: 24' x 24'
- FUS 1995: 12' x 12'
- STR 1999: 6' x 6'

The overall layout includes a central corridor and several smaller rooms. The dimensions for the overall layout are: 42' x 31' for the top section, 35' x 21' for the bottom section, and 24' x 24' for the right section.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU

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