

LOT 5
BARNWELL PLANTATION PB 5/34
ESMT IN OR 2566-1132

SODERSTROM LAWRENCE P & KAREN K
96211 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5055-0005-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 70			
Exterior Wall	10	ABOVE AVG 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	13	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 90			
Interior Floor	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4.5 100			
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	4020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,984	100	2022	3,984	938,394
FGR	338	55	2022	186	43,810
FGR	951	55	2022	523	123,188
FOP	28	30	2022	8	1,884
FOP	84	30	2022	25	5,889
FOP	724	30	2022	217	51,113
UOP	226	20	2022	45	10,599
TOTALS	6,335			4,984	1,174,877

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	12	4,988	179.9722	237.56	1,184,949	2022	2022	0	0	0.85	99.15
2 SNGL FAM - 100% - 2024						Heated Area: 3984		HX Base Yr 2024			
The diagram is a site plan for a property. It shows a large irregular lot with several smaller rectangular areas within it. The areas are labeled with codes and years: BAS 2022 (large area on the left), FOP 2022 (small area in the center), FGR 2022 (large area on the right), and UOP 2022 (small area on the left). The lot is bounded by a line with various segments labeled with numbers. The areas are labeled: BAS 2022 (large area on the left), FOP 2022 (small area in the center), FGR 2022 (large area on the right), and UOP 2022 (small area on the left).											

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