

LOT 4
IN OR 1955/54
PALM BLUFF SUB PB 6/6-7

HAYS WILLIAM D & LINDSAY C
96105 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-560P-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4023.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100	2005	2,747	394,437
FGR	555	55	2005	305	43,794
FOP	79	30	2005	24	3,446
FOP	128	30	2005	38	5,456
TOTALS	3,509			3,114	447,134

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	3,114	105.9840	167.45	521,439	2005	2005	0	0	14.25 85.75

1 SFR CUST - 100% - 2015

Heated Area: 2747

HX Base Yr 2015

The diagram illustrates a hydronic heating system layout. It features three main components: a central BAS 2005 unit, a top FOP 2005 unit, and a bottom FGR 2005 unit. The BAS 2005 unit is connected to the FOP 2005 unit via a 16-inch supply line (top) and a 17-inch return line (right). The BAS 2005 unit is also connected to the FGR 2005 unit via a 10-inch supply line (left) and a 16-inch return line (right). The FGR 2005 unit is connected to the FOP 2005 unit via a 9-inch supply line (top) and a 13-inch return line (bottom). Pipe sizes are indicated at various points: 45-inch on the left vertical supply line, 21-inch on the left vertical return line, 25-inch on the top horizontal supply line, 10-inch on the top horizontal return line, 15-inch on the bottom horizontal supply line, and 5-inch on the bottom horizontal return line. Flow directions are indicated by arrows: 16, 17, 9, 13, 10, 15, 21, 25, 45, 5, 2, 15, 2, 5, 10, 13, 9, 16, 17, 16, 8, 2, 9, 2, 16, 10, 4, 2, 3, 3, 2, 4, 13, 9, 1