



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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	13	LVT/LAMMT 70			
Interior Floo	11	CLAY TILE 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		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2002	1,984	232,921
FGR	420	55	2002	231	27,119
FOP	24	30	2002	7	821
FSP	200	40	2013	80	9,392
PTO	150	5	2019	8	939
TOTALS	2,778			2,310	271,194

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,310	99.9306	131.91	304,712	2002	2002	0	0	0 11.00	89.00	
1 SNGL FAM - 100% - 2020 Heated Area: 1984 HX Base Yr 2020												
BLD DATE	03/03/2023					NW	LGL DATE	05/06/2025				
XF DATE							LAND DATE					
INC DATE							AG DATE					

95272 TWIN OAKS LN, FERNANDINA BEACH

EXTRA FEATURES																	
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	763.00	SF	5.20	5.20	100	2002	2002	3	80	3,174	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	0911	SCRN RM A	0	100	15	10	150.00	SF	17.50	17.50	100	2010	2010	3	40	1,050	
4	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2002	2002	3	80	78	
5	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	2003	2003	3	82	320	