

FLYNN FAMILY TRUST/FLYNN DANIEL J TRUSTEE
2103 EGRET LANE
FERNANDINA BEACH, FL 32034

00-00-30-031B-0048-0000

BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	05	AVERAGE 80							
Exterior Wall	12	CEDAR 20							
Roof Structur	03	GABLE/HIP 100							
Roof Cover	12	MODULAR MT 100							
Interior Wall	05	DRYWALL 100							
Interior Floo	14	CARPET 80							
Interior Floo	08	SHT VINYL 20							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms	3	100							
Bathrooms	1.5	100							
Frame Stories	02	WOOD FRAME 100							
Units	1.	1. 100							
		0 100							
BUD8 Adjustme	05	DIST 1A 100							
Occupancy	00	NONE 100							
Quality	06	Quality Level 06							
DOR CODE	0100	SINGLE FAMILY							
MAP NUM		MKT AREA						02	
NEIGHBORHOOD/LOC		2009.00							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE				
BAS	1,092	100	1993	1,092	168,963				
FGR	520	55	1993	286	44,252				
FOP	60	30	1993	18	2,785				
UOP	160	20	1993	32	4,952				
TOTALS		1,832			1,428	220,951			

2103 EGRET LN, FERNANDINA BEACH										BLD DATE				LGL DATE		04/28/2026		MLU	
										XF DATE				LAND DATE					
										INC DATE				AG DATE					

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