

LOT 5
IN OR 1981/1098
KENNETH COURT SUB PB 3/50

MOLINA VANNEZA RIVERA
744 KENNETH CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0320-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 02	
NEIGHBORHOOD/LOC	2029.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	864	100
UOP	20	20
UOP	36	20
TOTALS	920	875

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	875	103.0000	108.15	94,631	1955	1955	0	0	0	24.75	75.25

1 SINGLE FAM 100% - 2017

Heated Area: 864

HX Base Yr 2017

5

4

4

UQP
1993

9

27

24

24

BAS
1993

21

15

9

4

4

UQP
1993

9

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026

MLU