

PT OF LOT 25
IN OR 2446/877
E O FRIEND SUB DB Z/165

DARBY FAMILY TRUST/DARBY MICHAEL L TRUSTEE
2058 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-034B-0025-0110



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall		N/A 100			
Interior Floor	02	MIN PLYWD 50			
Interior Floor	03	CONC FINSH 50			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0700	MISC RESIDENTIAL			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	8,424
FST	960	55	1993	528	4,633
TOTALS	1,920			1,488	13,057

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	1,488	45.0000	17.55	26,114	1980	1980	0	0	0	50.00	50.00	

2 GARAGE RES 0% - 0

Heated Area: 960

HX Base Yr

24

40

40

24

BAS
1993

24

40

40

24

FST
1993

BLD DATE

LGL DATE

01/01/2022

W