



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
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		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA	02	
NEIGHBORHOOD/LOC		2008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1993	1,738	254,674
BAS	88	100	2018	88	12,895
BAS	126	100	2018	126	18,463
FGR	484	55	1993	266	38,978
FOP	70	30	1993	21	3,078
PTO	90	5	2018	4	586
TOTALS	2,596			2,243	328,673

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,243	121.9414	169.50	380,188	1989	2000	0	0	0	13.55
1 SNGL FAM 100% - 2019 Heated Area: 1952 HX Base Yr 2019											
2057 NEPTUNE CT, FERNANDINA BEACH											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/28/2026
						INC DATE				AG DATE	MLU

TOTALS		2,596		2,243		328,673		2057 NEPTUNE CT, FERNANDINA BEACH					XF DATE		LAND DATE		04/28/2026		MLU	
EXTRA FEATURES										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			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170				
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500				

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