

LOT 7
IN OR 2636/200
SIMMONS REPLAT OF PT OF

MCDANIEL RICHARD ERNEST & MARY THERESA
4970 FIRST COAST HIGHWAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0645-0007-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		1 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		03
NEIGHBORHOOD/LOC		3028.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,817	100	2024	2,817	483,699
FGR	654	55	2024	360	61,814
FOP	81	30	2024	24	4,121
FOP	264	30	2024	79	13,565
TOTALS	3,816			3,280	563,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,280	103.9600	172.57	566,030	2023	2023	0	0	0.50	99.50
1 SFR CUST		100% - 2024		Heated Area: 2817				HX Base Yr 2024			
BLD DATE				LGL DATE							
XF DATE				LAND DATE							