

BLOCK 5 LOT 6
IN OR 1945/759
BUCKS FDNA BEACH #2 PB 3/17

VACCARELLA DOUGLAS S
2402 FIRST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0005-0060



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories		2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	170	15	2015	26	4,002
BAS	1,216	100	2015	1,216	187,198
FGR	640	55	2015	352	54,189
FOP	42	30	2015	13	2,002
FOP	63	30	2015	19	2,925
FOP	119	30	2015	36	5,542
FST	42	55	2015	23	3,541
FUS	1,203	100	2015	1,203	185,197
TOTALS	3,495			2,888	444,596

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,888	115.9725	161.20	465,546	2015	2015	0	0	4.50	95.50

1 SNGL FAM 100% - 2016