



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
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			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1993	1,736	151,599
FOP	96	30	1993	29	2,533
STR	16	10	1994	2	174
STR	20	10	1994	2	174
UCP	260	20	1993	52	4,541
UOP	384	20	1994	77	6,724
TOTALS	2,512			1,898	165,747

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,898	107.3100	112.68	213,867	1952	1980	0	0	0	22.50	77.50
1 SINGLE FAM			100% - 2016			Heated Area: 1736			HX Base Yr 2016			
Diagram labels and dimensions: - STR 1994: 4 (width), 16 (length) - UOP 1994: 12 (width), 16 (length) - BAS 1993: 18 (width), 42 (length) - UCP 1993: 14 (width), 13 (length) - FOP 1993: 12 (width), 8 (length)												
BLD DATE				LGL DATE				05/05/2026				
XF DATE				LAND DATE				MLU				

EXTRA FEATURES							300 S 16TH ST, FERNANDINA BEACH				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	
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500		
3	0511	GARAGE CB-	0	100	16	36	576.00	SF	40.00	40.00	100	1968	1968	3	20	4,608		
4	0511	GARAGE CB-	0	100	16	12	192.00	SF	40.00	40.00	100	1968	1968	3	20	1,536		