

LOT 10
IN OR 1976/665
PHOENIX WALK PB 5/55

GANDENBERGER CHRISTA
19 ZACHARY CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1635-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	07	CORK/VTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1074.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1993	1,633	215,273
FDS	60	75	1993	45	5,932
FST	182	55	2007	100	13,183
UOP	360	20	1993	72	9,492
TOTALS	2,235			1,850	243,880

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,850	157.9200	165.82	306,767	1984	1984	0	0	0	20.50	79.50

1 TOWNHOUSE 0% - 2026 Heated Area: 1633 HX Base Yr

The floor plan diagram illustrates a complex building layout with several distinct areas and their dimensions. The main structure is a large, irregular polygon. A smaller, rectangular area labeled 'UOP 1993' is located in the upper right portion of the main structure. A small, rectangular area labeled 'FDS 1993' is located to the right of the main structure. A small, rectangular area labeled 'FST 2007' is located at the bottom right of the main structure. The dimensions of the various sections are as follows: The main structure has a top horizontal edge of 30, a right vertical edge of 46, a bottom horizontal edge of 13, and a left vertical edge of 48. The 'UOP 1993' area has a top horizontal edge of 8, a right vertical edge of 9, a bottom horizontal edge of 15, and a left vertical edge of 4. The 'FDS 1993' area has a top horizontal edge of 12, a right vertical edge of 5, a bottom horizontal edge of 12, and a left vertical edge of 5. The 'FST 2007' area has a top horizontal edge of 13, a right vertical edge of 14, a bottom horizontal edge of 13, and a left vertical edge of 14. Other dimensions include 10, 15, 17, 11, 8, 2, 4, 15, 13, 23, 14, and 13.