



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	2,630	100
FGR	528	55
FOP	132	30
FOP	175	30
TOTALS	3,465	
		3,012
		555,194

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,012	126.9048	210.66	634,508	2000	2000	0	0	0	12.50	87.50
1 SFR CUST		100% - 2025			Heated Area: 2630			HX Base Yr 2025				
BLD DATE						LGL DATE						
XF DATE						LAND DATE						
						05/06/2025						
						MLU						

EXTRA FEATURES							2784 JEAN LAFITTE DR, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
4	0819	CONC 12"	0	100	2	4	8.00	SF	9.50	9.50	100	2000	2000	3	75	57	
5	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
6	1241	WD DECK G	0	100	0	0	596.00	UT	11.50	11.50	100	2000	2000	3	26	1,782	
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