

BLOCK 24 LOT S1/2 OF N1/2
OF 8 & 9 LOT N 15 FT OF
N1/2 OF THE S1/2 OF 8 & 9

BLANCHFORD REAL ESTATE COMPANY LLC
22 N 17TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0024-0081



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		03	PLASTER 100		
Interior Floo		12	HARDWOOD 100		
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		1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1993	1,624	342,485
FEP	126	80	1998	101	21,300
UCP	170	20	1993	34	7,170
TOTALS	1,920			1,759	370,954

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	1,759	144.7800	240.33	422,740	1925	2000	0	0	0	12.25	87.75	
1 SFR CUST 0% - 2026													
Heated Area: 1624													
HX Base Yr													
21 6 6 24 49 54 10 5 10 15 12 22 FEP 1993 BAS 1993 UCP 1993													
BLD DATE							LGL DATE		05/06/2026				
XF DATE							LAND DATE		MLU				