

BLK 28 LOT 10
IN OR 2175/396
CITY OF FDNA BEACH

SCROGGIN JOHN J & LYNN G
123 S 6TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0028-0100



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floop	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
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	1,007	100	1993	1,007	263,588
FSP	192	40	2026	77	20,155
FUS	1,007	100	1993	1,007	263,588
UOP	339	20	1993	68	17,800
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TOTALS	2,884			2,227	582,931

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	2,227	118.3350	196.44	437,472	1903	1903	0	138.25	37.50	133.25	
1 SFR CUST 100% - 2022				Heated Area: 2014				HX Base Yr 2022				
16 12 12 FSP 2026 16 29 13 BAS 1993 8 6 30 34 UOP 1993 43 6 21 24 3.7 29 13 2 FUS 1993 6 30 34 21 6 24 3.7												
BLD DATE				LGL DATE				05/05/2026				
XF DATE				LAND DATE				MLU				