



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,011	100	1998	1,011	106,403
FGR	273	55	1998	150	15,787
FOP	24	30	1998	7	737
PTO	80	5	1998	4	421
TOTALS	1,388			1,172	123,347

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,172	115.5400	121.32	142,187	1998	1998	0	0	0	13.25	86.75	
1 SINGLE FAM 100% - 2001 Heated Area: 1011 HX Base Yr 2001													
432 S 13TH TER, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU													

TOTALS		1,388				1,172		123,347		432 S 13TH TER, FERNANDINA BEACH				XF DATE				LAND DATE		05/07/2025		MLU	
EXTRA FEATURES										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	
3	0940	SHEDS/PORT		0	100	20	12	240.00		SF	30.00		30.00		100	2002	2002	3	20	1,440			