

BLOCK 241 LOT 106 &
S1/2 OF LOT 107 (S-1)
IN OR 1279/1354

REED RYAN M
421 W CHURCH ST APT 320
JACKSONVILLE, FL 32202

2026

00-00-31-1800-0241-1060



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 70			
Interior Floo	11	CLAY TILE 30			
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			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		01
NEIGHBORHOOD/LOC		1011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	2004	1,318	151,691
FGR	296	55	2004	163	18,760
FOP	16	30	2004	5	575
TOTALS					

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,486	121.7880	127.88	190,030	2004	2004	0	0	0	10.00	90.00	
1 TOWNHOUSE 0% - 0 Heated Area: 1318 HX Base Yr													