

LOT 39
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

LARCHER GREGORY D & DEBRA K
96049 LAZY OAK WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0039-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	2024	1,250	276,025
FGR	464	55	2024	255	56,309
FOP	42	30	2024	13	2,871
FSP	150	40	2024	60	13,249
FUS	1,568	100	2024	1,568	346,245
STR	48	10	2024	5	1,104
TOTALS	3,522			3,151	695,803

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,151	134.3660	223.05	702,831	2023	2023	0	0	1.00	99.06
1 SFR CUST 100% - 2026											
Heated Area: 2818											
HX Base Yr 2026											
15 13 10 10 15 44 4 6 7 6 9 22 22 12 10 4 18 6 17 22 66 15 10 13 12 4 17 10 15 FSP 2024 BAS 2024 FOP 2024 FGR 2024 STR 2024 FUS 2024											
BLD DATE XF DATE LGL DATE LAND DATE 04/15/2024 ML											