

IN OR 2478/665
EX 14-22
EX DUNEWOOD SUB PB 5/182

MOORE ROBERT S
2298 FIRST AVE UNIT B
FERNANDINA BEACH, FL 32034

2026

20-3N-29-0000-0014-0080



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		1043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	830	100	1998	830	119,998
DCK	128	10	1998	13	1,880
DCK	32	10	2002	3	433
FGR	450	55	1998	248	35,855
FOP	54	30	1998	16	2,313
FUS	1,142	100	1998	1,142	165,106
PTO	128	5	1998	6	868
TOTALS	2,764			2,258	326,453

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	11	2,258	159.1834	167.14	377,402	1998	1998	0	0	0	13.50	86.50	

2 TOWNHOUSE 0% - 0

Heated Area: 1972

HX Base Yr

16

8

PTO

1998

8

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16

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35

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DCK

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16

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BLD DATE

YE DATE

LGL DATE

LAND DATE

05/08/2025

ML