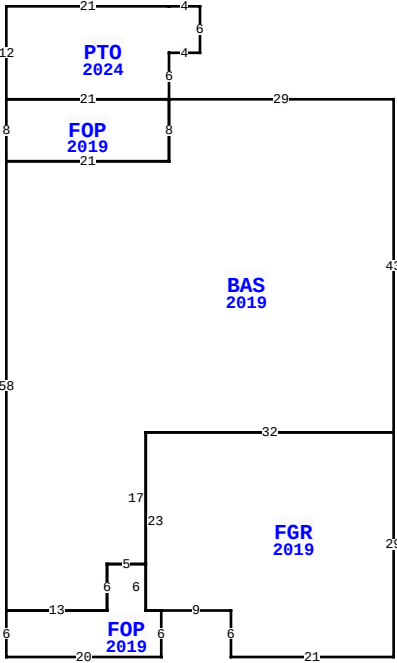




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories		0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4085.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2019	2,366	335,301
FGR	862	55	2019	474	67,174
FOP	150	30	2019	45	6,377
FOP	168	30	2019	50	7,086
PTO	276	5	2024	14	1,984
TOTALS	3,822			2,949	417,921

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,949	104.5703	145.35	428,637	2019	2019	0	0	0	2.50 97.50
1 SNGL FAM		100% - 2023		Heated Area: 2366				HX Base Yr 2023			
											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE		06/13/2023 MLU	

EXTRA FEATURES										85301 FALLEN LEAF DR, FERNANDINA BEACH				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
4	0911	SCRN RM A	0	100	21	12	252.00	SF	18.00	18.00	100	2024	2023		93	4,218	