

BLOCK 1 LOTS 50 & S-1 OF 51
IN OR 2025/674
R433996 & R433997

RIDDLE WILLIAM JR 1994 TRUST &/TM&D LLC
2380 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

2026

25-2N-27-1475-0001-0500



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	720	100
DCK	96	10
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
2005	720	42,083
2005	10	584
TOTALS	816	730 42,667

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	730	118.2720	66.23	48,348	1991	2001	0	0	0	11.75	88.25
2 ACCESORY U 0% - 0												
Heated Area: 720												
HX Base Yr												
24 4 4 24 30 30 24 DCK 2005 BAS 2005												