

PT OF LOT 7 IN OR 2302/903
SUB OF GOVT LOT 2 OF
SEC 29-2N-28E UNR

KALAFUS RICHARD
95060 MARC ANTHONY RD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-4950-0007-0010



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	13	LVT/LAMMT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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		04	
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,313	100	2021	2,313	395,741
FGR	650	55	2021	358	61,252
FOP	222	30	2021	67	11,463
FOP	364	30	2021	109	18,649
TOTALS	3,549			2,847	487,106

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,847	104.6400	173.70	494,524	2021	2021	0	0	1.50	98.50
1 SFR CUST		100% - 2023		Heated Area: 2313				HX Base Yr 2023			
The diagram shows a property layout with three lots: FOP 2021 (top left), BAS 2021 (middle right), and FGR 2021 (bottom right). The overall property boundaries are defined by a series of lines with dimensions: 17, 12, 6, 22, 2, 10, 25, 10, 32, 34, 35, 37, 6, 12, 25, 26, 25, 37, 6. The lots are labeled FOP 2021, BAS 2021, and FGR 2021.											