

LOT 46A
THE VILLAGE @ MARSH LAKES
PB 5/355

SINCLAIR ANGHARAD &/CARMICHAEL JAMES W &
90026 EAGLE COVE CT
FERNANDINA BEACH, FL 32034

2026

37-2N-28-227V-046A-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structure		08	IRREGULAR 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		14	CARPET 80		
Interior Floor		08	SHT VINYL 20		
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		
Occupancy		00	NONE 100		
Quality		04	Quality Level 04		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4015.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1994	1,252	123,894
FGR	545	55	1994	300	29,687
FOP	30	30	1994	9	891
FOP	124	30	1994	37	3,662
FUS	287	100	1993	287	28,401
FUS	772	100	1994	772	76,395

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,657	110.8800	116.42	309,328	1994	1994	0	0	0	15.00
1 TOWNHOUSE 50% - 2021 Heated Area: 2311 HX Base Yr 2021											