

LOT 213
IN OR 2244/1593
HERON ISLES PHASE 1 REPLAT

GIRCYS KESTUTIS/GIRCIENE KAROLINA
96044 WATERWAY CT
FERNANDINA BEACH, FL 32034

2026

37-3N-28-0740-0213-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	2008	1,434	149,607
FGR	380	55	2008	209	21,805
FOP	130	30	2008	39	4,069
FSP	56	40	2013	22	2,295
TOTALS	2,000			1,704	177,775

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,704	108.0000	113.40	193,234	2008	2008	0	0	0	8.00	92.00	
1 SINGLE FAM 0% - 0 Heated Area: 1434 HX Base Yr													
The diagram shows a large rectangular lot with several internal divisions. The overall lot dimensions are 13 by 14. Inside, there is a smaller rectangle labeled 'FOP 2008' with dimensions 10 by 13. Another rectangle labeled 'BAS 2008' is located in the center. A third rectangle labeled 'FGR 2008' is in the bottom left, with dimensions 20 by 19. A small rectangle labeled 'FSP 2013' is in the bottom right, with dimensions 8 by 7. The lot is divided into several sections with various dimensions: 13, 14, 10, 13, 14, 30, 50, 19, 12, 20, 7, 8, 19, 7, 14.													