

LOT 21
PT IN OR 2668/1896
JAMES D CARR SUB UNR

DAVIS MARK DUNCAN JR
128 S 10TH ST
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4350-0021-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD ON PLY 50			
Exterior Wall	26	AL SIDING 50			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floor	09	PINE WOOD 100			
Air Condition	01	NONE 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,028	100	1993	1,028	44,403
FOP	220	30	1993	66	2,851
UEP	64	60	1993	38	1,642
TOTALS	1,312			1,132	48,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,132	76.5320	80.36	90,968	1960	1960	0	0	10	36.25	53.75

1 SINGLE FAM 0% - 2024

Heated Area: 1028

HX Base Yr

18

8

8

8

8

34

24

22

10

19

2

2

UEP

1993

BAS

1993

FOP

1993

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/07/2025

MLU