



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 90			
Interior Floor	12	HARDWOOD 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,958	100	1993	3,958	638,338
BAS	180	100	2019	180	29,030
BAS	210	100	2019	210	33,869
BAS	312	100	2019	312	50,319
FCB	512	30	2019	154	24,837
FGR	600	55	1993	330	53,222
FGR	264	55	2019	145	23,386
TOTALS	6,036			5,289	852,999

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	5,289	126.8032	176.26	932,239	1988	2008	0	0	8.50	91.50
1 SNGL FAM 0% - 0 Heated Area: 4814 HX Base Yr											
The diagram illustrates a building layout with several distinct areas. At the top left is a rectangular area labeled 'FCB 2019' with dimensions 16, 32, and 16. To its right is a larger area labeled 'BAS 2019' with dimensions 10, 21, 10, 21, 49, and 74. Below the 'FCB 2019' area is a vertical strip labeled 'BAS 1993' with dimensions 16, 32, and 27. To the right of this strip is a small area labeled 'BAS 2019' with dimensions 12, 6, 12, 6, and 12. Below the 'BAS 1993' strip is a large area labeled 'BAS 2019' and 'FGR 2019' with dimensions 13, 9, 24, 25, 11, and 25. To the right of this large area is another area labeled 'FGR 1993' with dimensions 24, 25, and 11. Various other dimensions are scattered throughout the plan, including 61, 13, 16, 7, 15, 13, 6, 6, 29, 12, and 12.											
BLD DATE						LGL DATE			MLU		
XF DATE						LAND DATE			04/23/2026		

4-Y PROPERTIES LLC
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FERNANDINA BEACH, FL 32034

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