

E 501.60 FT OF SE1/4 OF SW1/4, E
ORB 751-013, 832-018, 834-2008,

KENDRICK LARRY D/KENDRICK PEGGY H
3630 FIRST AVE
FERNANDINA BEACH, FL 32034

2026

21-2S-16-01685-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	21216.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,100	100
FOP	24	30
TOTALS	1,124	1,107

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,107	117.0960	131.15	145,183	1991	1991	0	0	0 34.00	66.00
1 SINGLE FAM 0% - 0 Heated Area: 1100 HX Base Yr											
25 44 20 24 6 4 FOP 4 25											
BAS											
TOTA 1,124 1,107 95,821											

989 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/15/2025 MLU

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	390.00	UT	1.40	1.40	100	0	0	3	100	546	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
			</														