

LOT 170  
ISLE DE MAI AT AMELIA #2  
PB 7/188

GUNDLING KEITH W & JENNIFER O  
650 KING GEORGE LN  
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0170-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 16               | WD FR STUC 100   |
| Roof Structure           | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floor           | 11               | CLAY TILE 70     |
| Interior Floor           | 14               | CARPET 30        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 4 100            |
| Bathrooms                |                  | 3 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 1.5              | 1.5 100          |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 03               | Quality Level 03 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 01      |
| NEIGHBORHOOD/LOC         | 1079.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 2,484            | 100              |
| FGR                      | 460              | 55               |
| FOP                      | 87               | 30               |
| FSP                      | 200              | 40               |
| FST                      | 24               | 55               |
| FUS                      | 322              | 100              |
| TOTALS                   | 3,577            | 3,178            |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |           |             |                |                |      |      |      |      |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | % COND |
| 0500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 01  | 3,178     | 107.7320    | 168.87         | 536,669        | 2012 | 2012 | 0    | 0    | 95.00  |
| 1 SFR CUST - 100% - 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |           |             |                |                |      |      |      |      |        |
| Heated Area: 2806                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |           |             |                |                |      |      |      |      |        |
| HX Base Yr 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |           |             |                |                |      |      |      |      |        |
| <p>The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 2806 square feet. The plan includes several rooms and their dimensions:</p> <ul style="list-style-type: none"><li><b>FSP 2012</b> (Front Porch): A rectangular area at the top center, measuring 26 units wide and 4 units high.</li><li><b>BAS 2012</b> (Bathroom): A large rectangular area in the center, measuring 49 units wide and 39 units high.</li><li><b>FGR 2012</b> (Front Garage): A rectangular area at the bottom left, measuring 22 units wide and 18 units high.</li><li><b>FOP 2012</b> (Front Office): A rectangular area at the bottom center, measuring 7 units wide and 5 units high.</li><li><b>FUS 2012</b> (Front Utility): A rectangular area at the top right, measuring 10 units wide and 18 units high.</li></ul> <p>Dimensions are provided for various segments of the plan, including wall thicknesses and room widths/heights. For example, the main living area is 49 units wide and 39 units high, with a 14-unit wide section on the right side. The front porch (FSP) is 26 units wide and 4 units high. The front garage (FGR) is 22 units wide and 18 units high. The front office (FOP) is 7 units wide and 5 units high. The front utility (FUS) is 10 units wide and 18 units high.</p> |     |           |             |                |                |      |      |      |      |        |
| BLD DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |           | LGL DATE    |                |                |      |      |      |      |        |
| XF DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |           | LAND DATE   |                |                |      |      |      |      |        |