

BLOCK 4 LOT 3
IN OR 2028/1778
AMELIA PARK PHASE 1 UNIT 1

CHANDONNET RAYMOND EDWARD & SHELIA WOHL
1703 PARK AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,891	100
FDG	441	60
FOP	180	30
FOP	240	30
FOP	366	30
FUS	1,072	100
STP	18	10
UOP	195	20
TOTALS	4,403	3,505

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,505	109.8900	156.59	548,848	2000	2000	0	0	10.50	89.50

1 SFR CUST - 100% - 2022