

BLOCK 5 LOT 1C  
AMELIA PARK PHASE 1 UNIT 1  
PB 6/114-115

SWANSON BRUCE  
1417 SADLER ROAD BOX #344  
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0005-01C0



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 16               | WD FR STUC 100   |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 14               | CARPET 70        |
| Interior Floo            | 11               | CLAY TILE 30     |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 2 100            |
| Bathrooms                |                  | 2.5 100          |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 2.               | 2. 100           |
| Units                    |                  | 0 100            |
|                          |                  |                  |
|                          |                  |                  |
| Quality                  | 06               | Quality Level 06 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 01      |
| NEIGHBORHOOD/LOC         | 1031.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 826              | 100              |
| FDG                      | 420              | 60               |
| FOP                      | 24               | 30               |
| FUS                      | 826              | 100              |
| TOTALS                   | 2,096            | 1,911            |

| MARKET ADJUSTMENTS        |     |           |             |                |                |                 |      |         |      |       |        |           |  |  |  |
|---------------------------|-----|-----------|-------------|----------------|----------------|-----------------|------|---------|------|-------|--------|-----------|--|--|--|
| TYPE                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB  | ECON    | FNCT | NORM  | % COND |           |  |  |  |
| 0320                      | 12  | 1,911     | 230.8341    | 219.29         | 419,063        | 2001            | 2001 | 0       | 0    | 10.50 | 89.50  |           |  |  |  |
| 1 TOWNHOUSE - 100% - 2021 |     |           |             |                |                |                 |      |         |      |       |        |           |  |  |  |
| Heated Area: 1652         |     |           |             |                |                | HX Base Yr 2021 |      |         |      |       |        |           |  |  |  |
|                           |     |           |             |                |                |                 |      |         |      |       |        |           |  |  |  |
|                           |     |           |             |                |                |                 |      |         |      |       |        |           |  |  |  |
|                           |     |           |             |                |                |                 |      |         |      |       |        |           |  |  |  |
|                           |     |           |             |                |                |                 |      |         |      |       |        |           |  |  |  |
| BLD DATE                  |     |           |             | LGL DATE       |                |                 |      | XF DATE |      |       |        | LAND DATE |  |  |  |