

LOT 223
IN OR 1600/216
AMELIA NATIONAL #1B PB 7/191

HEIDER JEANETTE D
604 OCEAN CLUB CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0223-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,840	100	2,840	403,390
FGR	665	55	366	51,986
FOP	123	30	37	5,255
FSP	412	40	165	23,436
TOTALS	4,040		3,408	484,069

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,408	107.1800	152.73	520,504	2008	2008	0	0	7.00	93.00

1 SFR CUST - 0% - 0

Heated Area: 2840

HX Base Yr

BLD DATE		LGL DATE	
YE DATE		LAND DATE	06/12/2023