

BLOCK 5 LOT 1D
IN OR 1980/273
AMELIA PARK PHASE 1 UNIT 1

1637 PARK AVE LLC
2849 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0005-01D0



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 90		
Interior Floo	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	4 100		
Bathrooms		3.5 100		
Frame		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	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	444	100	444	84,695
FOP	56	30	17	3,243
HXB	606	100	606	115,597
HXB	1,078	100	1,078	205,633
HXG	420	55	231	44,064
HXP	24	30	7	1,335

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,383	225.6107	214.33	510,748	2001	2001	0	0	0	11.00	89.00
1 TOWNHOUSE - 0% - 0						Heated Area: 2128			HX Base Yr			
The diagram shows three units with their dimensions: HXG 2001: 20x21 APT 2001: 20x21 HXB 2001: 48x50 Other dimensions shown include 25, 14, 4, 6, 12, 10, 17, 11, 9, 10, 12, 10, 4, 18, 4, 16, 20, 10, 12, 10, 1												