

BLOCK 5 LOT 2F
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

1601 PARK AVENUE TRUST/BOHLANDER SANDRA K TRUSTEE
1601 PARK AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0005-02F0



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 Floor	12	HARDWOOD 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
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
BAS	1,235	100	1,235	244,892
FDG	420	60	252	49,970
FOP	112	30	34	6,742
FOP	126	30	38	7,535
FUS	717	100	717	142,176
PTO	153	5	8	1,586
TOTALS	2,763		2,284	452,901

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,284	235.8566	224.06	511,753	2000	2000	0	0	11.50	88.50
1 TOWNHOUSE - 100% - 2020 Heated Area: 1952 HX Base Yr 2020											
1601 PARK AVE, FERNANDINA BEACH											
BLD DATE						LGL DATE			03/21/2024		
XF DATE						LAND DATE			MLU		
INC DATE						AG DATE					

EXTRA FEATURES							1601 PARK AVE, FERNANDINA BEACH				INC DATE				AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940		
2	0810	CONCRETE A	0	100	3	6	18.00	SF	6.50	6.50	100	2000	2000	3	79	92		
3	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2000	2000	3	79	1,438		
4	0810	CONCRETE A	0	100	14	26	364.00	SF	6.50	6.50	100	2000	2000	3	79	1,869		
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156		
6	0476	VF 6 SBPL	0	100	0	0	71.00	LF	32.00	32.00	100	2000	2000	3	52	1,181		
7	1126	CB/STC 8"	0	100	43	2	86.00	SF	8.00	8.00	100	2000	2000	3	79	544		
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