

BLOCK 11 LOT 1B
IN OR 1885/1436
AMELIA PARK PHASE 1 UNIT 2

IGOE PETER M & RUTH S TRUST/IGOE RUTH S TRUSTEE
1595 PARK AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0011-01B0



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		4 100		
Bathrooms		3.5 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	444	100	444	82,968
FOP	56	30	17	3,176
HXB	714	100	714	133,421
HXB	1,078	100	1,078	201,440
HXG	420	55	231	43,166
HXP	24	30	7	1,308
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TOTALS	2,760		2,498	466,787

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,498	221.0064	209.96	524,480	2001	2001	0	0	11.00	89.00
1 TOWNHOUSE - 81.55% - 0											
Heated Area: 2236											
HX Base Yr											
The floor plan diagram shows four units within a townhouse layout. Unit HXG 2001 is a square with dimensions 20x21. Unit APT 2001 is a rectangle with dimensions 20x21. Unit HXP 2001 is a small rectangle with dimensions 6x4. Unit HXB 2001 is a large rectangle with dimensions 10x50. The units are arranged in a 2x2 grid. The overall dimensions of the townhouse are 20x21.											