

BLOCK 15 LOT 3
IN OR 2120/642
AMELIA PARK PHASE 1 UNIT 6

MUIR MALCOLM & ANGELIN
1882 PERIMETER PARK RD W
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0015-0030



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	15	HARDTILE 70		
Interior Floor	14	CARPET 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.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	2,374	100	2,374	470,544
FGR	475	55	261	51,732
FOP	208	30	62	12,289
FOP	231	30	69	13,676
TOTALS	3,288		2,766	548,240

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,766	145.2067	217.81	602,462	2004	2004	0	0	0	9.00	91.00
1 SFR CUST - 100% - 2023				Heated Area: 2374				HX Base Yr 2023				
The diagram is a site plan for a property. It shows a large irregular lot with several internal divisions. The lot is bounded by a line with segments of 11, 11, 15, 18, 29, 18, 3, 10, 4, 15.6, 11.3, 9, 5, 2.9, 15, 5, 11.3, 5.7, 26, 6, 17, 6, 17, 3, 25, 11, 6, 3, 17, 5, 17, 3, 25, 11, 6, 3, 17,												