

BLOCK 16 LOT 1
IN OR 2119/958
AMELIA PARK PHASE 1 UNIT 5

LANGSHAW COLEMAN
1513 FIELD STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0016-0010



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 Floo	12	HARDWOOD 80		
Interior Floo	15	HARDTILE 20		
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		
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	1,356	100	1,356	248,627
FDG	441	60	265	48,589
FOP	280	30	84	15,401
FOP	282	30	85	15,585
FUS	1,352	100	1,352	247,893
PTO	56	5	3	550
PTO	194	5	10	1,834
TOTALS	3,961		3,155	578,479

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,155	135.0670	202.60	639,203	2003	2003	0	0	9.50	90.50
1 SFR CUST - 100% - 2021											
Heated Area: 2708											
HX Base Yr 2021											
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE	03/21/2024	
				INC DATE					AG DATE		
									03/21/2024	MLU	

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2003	2003	3
3	0810	CONCRETE A	0	100	0	0	755.00	SF	6.50	6.50	100	2003	2003	3
4	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	2003	2003	3
5	0845	KOOL DECK	0	100	0	0	536.00	SF	14.50	14.50	100	2003	2003	3
6	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2003	2003	3
7	0400	CONC CURB	0	100	0	0	26.00	LF	15.00	15.00	100	2003	2003	3
8	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2003	2003	3
9	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3
TOTAL OB/XF 23,604														

LAND DESCRIPTION										TOTAL OB/XF										23,604									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000												