

BLOCK 18 LOT 9
IN OR 2063/1727
AMELIA PARK PHASE 1 UNIT 7

NEDELUCU BOGDAN & DANA
1917 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0018-0090



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	15	HARDTILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3.5 100		
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	1,930	100	1,930	355,658
FGR	460	55	253	46,623
FOP	299	30	90	16,585
FOP	299	30	90	16,585
FUS	1,174	100	1,174	216,343
STR	28	10	3	553
TOTALS	4,190		3,540	652,346

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,540	132.8166	199.22	705,239	2007	2007	0	0	7.50	92.50

1 SFR CUST - 100% - 2017

Heated Area: 3104

HX Base Yr 2017

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024

MLU