

BLOCK 22 LOT 5
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

BOBECK SCOTT ALAN/PERRELLA NICOLE L
1765 HOWARD LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0022-0050



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	14	CARPET 70		
Interior Floor	15	HARDTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
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	1,843	100	1,843	358,585
FDG	420	60	252	49,030
FOP	218	30	65	12,647
FOP	360	30	108	21,013
TOTALS	2,841		2,268	441,275

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,268	141.7599	212.64	482,268	2005	2005	0	0	8.50	91.50

1 SFR CUST - 100% - 2022

Heated Area: 1843

HX Base Yr 2022

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

EXTRA FEATURES							1765 HOWARD LN, 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	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2005	2005	3	86	3,913		
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2005	2005	3	86	235		
3	0825	BRICK	0	100	3	6	18.00	SF	12.50	12.50	100	2005	2005	3	96	216		