

LOT 26
AMELIA BLUFF OR 2364/1680

TOSONI MELINDA REV TRUST/TOSONI MELINDA TRUSTEE
704 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1190-0026-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 100		
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		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1054.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100	2,120	348,019
FGR	441	55	243	39,891
FOP	152	30	46	7,551
FSP	276	40	110	18,058
TOTALS	2,989		2,519	413,519

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,519	109.4400	164.16	413,519	2023	2023	0	0	0	100.00

1 SFR CUST - 100% - 2024

Heated Area: 2120

HX Base Yr 2024

The floor plan diagram illustrates the layout of a building with several rooms and corridors. The rooms are labeled with blue text: FSP 2024, BAS 2024, FGR 2024, and FOP 2024. The diagram includes various dimensions and line segments, such as 15, 9, 23, 12, 17, 34, 44, 6, 5, 9, 10, 2, 7, 13, 3, 7, 3, 13, 24, 20, 2, 18, and 9. The layout shows a central corridor (BAS 2024) connecting to several rooms (FSP 2024, FGR 2024, FOP 2024) and a large room (FGR 2024).

BLD DATE	LGL DATE
XF DATE	LAND DATE