

PT OF LOTS 112 & 113
IN OR 887/1106
THE RESIDENCE @ AMELIA

GADDIS GREGORY C & KARI J
2145 KETCH COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0112-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
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	00	0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1049.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,597	100	1,597	230,118
FGR	429	55	236	34,006
FOP	81	30	24	3,459
PTO	168	5	8	1,153
TOTALS	2,275		1,865	268,734

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,865	110.1030	165.15	308,005	1993	1997	0	0	0	12.75	87.25
1 SFR CUST - 100% - 2000												