

LOT 32
IN OR 1739/1242
AMELIA NATIONAL #1 PB 7/48

SHAW TIFFANY T & JACK L JR
95224 COOK ROAD
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0032-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	15	HARDTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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		04
NEIGHBORHOOD/LOC	4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100	2,394	304,657
FGR	467	55	257	32,706
FOP	58	30	17	2,163
FOP	168	30	50	6,363
TOTALS	3,087		2,718	345,887

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,718	111.2640	139.08	378,019	2006	2006	0	0	0	8.50	91.50	
1 SNGL FAM - 0% - 0													
Heated Area: 2394						HX Base Yr							
The diagram shows a floor plan with three distinct areas labeled in blue: FOP 2006, BAS 2006, and FGR 2006. The overall layout is defined by a large rectangle with dimensions 58 (left), 22 (right), 21 (bottom), and 7 (top). The FOP 2006 area is a small rectangle in the top left corner with dimensions 7 (top), 21 (right), 8.5 (left), and 4 (bottom). The BAS 2006 area is a large rectangle in the middle left with dimensions 58 (left), 22 (right), 10 (bottom), and 10 (top). The FGR 2006 area is a large rectangle in the bottom right with dimensions 22 (right), 21 (bottom), 13 (left), and 7 (top). The diagram also shows various other dimensions and lines indicating the layout and boundaries of the areas.													
BLD DATE				03/06/2007				PH		LGL DATE		04/18/2024	
XF DATE										LAND DATE		MLU	