

LOT 19
IN OR 1570/1723
RIVER OAKS OF AMELIA PB 5/407

STUMP JOHN W & SUSAN E
3013 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0019-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	00	0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2024.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100	2000	2,293	343,396
FGR	420	55	2000	231	34,595
FOP	24	30	2000	7	1,048
FOP	138	30	2000	41	6,140
PTO	228	5	2000	11	1,647
UOP	12	20	2000	2	299
TOTALS	3,115			2,585	387,125

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,585	107.7120	170.18	439,915	2000	2000	0	0	12.00	88.00

1 SFR CUST - 100% - 2009

Heated Area: 2293

HX Base Yr 2009

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 2293 square feet. The plan includes several labeled areas with their respective dimensions and years:

- PTO 2000**: A rectangular area at the top left with dimensions 19 (width) and 12 (height).
- FOP 2000**: A rectangular area below PTO 2000 with dimensions 17 (width) and 8 (height).
- BAS 2000**: A large rectangular area in the center with dimensions 44 (width) and 39 (height).
- FGR 2000**: A rectangular area at the bottom right with dimensions 21 (width) and 20 (height).
- Other areas**: A small rectangular area at the bottom left with dimensions 6 (width) and 4 (height), and a small rectangular area at the top right with dimensions 16 (width) and 8 (height).

The diagram also shows various other dimensions and lines indicating the overall layout and connections between the areas.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025

MLU