

LOT 23
IN OR 1003/1407
RIVER OAKS OF AMELIA 2 PB6/111

PAYNE JOEL H & ALICE W
201 ROWAN OAK PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0023-0000



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 80
Interior Floo	11	CLAY TILE 20
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	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
BAS	2,436	100
FGR	521	55
FOP	48	30
FSP	117	40
FSP	180	40
PTO	204	5
UOP	18	20
TOTALS	3,524	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,870	102.0840	161.29	462,902	1999	1999	0	0	12.50	87.50
1 SFR CUST - 100% - 2002						Heated Area: 2436		HX Base Yr 2002			