

LOT 6
IN OR 1382/1248
SEAWALK PB 6/337

MELNICK LAWRENCE S & RONNIE B
95036 SEAWALK COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0609-0006-0000



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		12	HARDWOOD 50		
Interior Floo		14	CARPET 50		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			3.5 100		
Frame		02	WOOD FRAME 100		
Stories		2.	2. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		03
NEIGHBORHOOD/LOC		3032.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2004	2,570	469,932
FGR	528	55	2004	290	53,027
FOP	87	30	2004	26	4,754
FOP	261	30	2009	78	14,262
FUS	632	100	2004	632	115,563
PTO	54	5	2004	3	549

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,599	128.5875	203.17	731,209	2004	2004	0	0	10.00	90.00

1 SFR CUST - 100% - 2006

Heated Area: 3202

HX Base Yr 2006

The floor plan diagram illustrates the layout of a building with several distinct areas, each labeled with a code and year. The areas and their dimensions are as follows:

- BAS 2004**: A large rectangular area on the left side, with a width of 38 and a height of 18.
- FOP 2009**: A small rectangular area in the center, with a width of 9 and a height of 7.
- FUS 2004**: A rectangular area on the right side, with a width of 20 and a height of 16.
- FGR 2004**: A rectangular area at the bottom left, with a width of 22 and a height of 10.
- PTO 2004**: A small rectangular area at the bottom left, with a width of 12 and a height of 3.

The diagram also shows various other dimensions and connections between the areas, such as a 17x17 section at the top, a 20x8 section in the center, and a 14x8 section at the bottom right.