

LOT 3
IN OR 1882/969
ISLE DE MAI AT AMELIA PB 7/12

POUND JAMES E JR/WALTERS DONNA M
534 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0003-0000



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	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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		01
NEIGHBORHOOD/LOC		1079.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,111	100	2006	2,111	366,567
FGR	406	55	2013	223	38,723
FOP	55	30	2006	16	2,778
FOP	256	30	2006	77	13,371
FST	72	55	2006	40	6,946
FUS	384	100	2006	384	66,680
TOTALS	3,284			2,851	495,065

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,851	109.7920	190.82	544,028	2006	2006	0	0	0	9.00	91.00

1 SFR CUST - 100% - 2014 Heated Area: 2495 HX Base Yr 2014

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The main area is labeled 'BAS 2006'. To its top is a smaller area labeled 'FOP 2006'. To its bottom-left is an area labeled 'FST 2006'. To its bottom is an area labeled 'FGR 2013'. To its bottom-right is an area labeled 'FUP 2006'. To the right of the main area is another area labeled 'FUS 2006'. Dimensions are provided for various sections of the building, such as 32, 8, 7, 43, 35, 48, 13, 22, 20, 11, 5, 11, 21, 18, 4, 6, 2, 8, 14, 7, 4, 10, 5, 17, 3, 10, 4, 17, 14, 23, 10, 5, 17, 3, 10, 4,