

BLOCK 1 LOT 11
& S27' OF W2.75' OF LOT 10
AMELIA PARK PHASE 1 UNIT 1

SUWAY JENNIFER LEE/SILVERMAN BRUCE N
1708 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0001-0110



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 50			
Interior Floor	15	HARDTILE 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	01		
NEIGHBORHOOD/LOC	1031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,289	100	1999	1,289	254,564
FDG	420	60	1999	252	49,768
FOP	132	30	1999	40	7,900
FOP	176	30	1999	53	10,467
FSP	134	40	2000	54	10,665
FUS	1,069	100	1999	1,069	211,116
TOTALS	3,220			2,757	544,479

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,757	142.0368	224.42	618,726	1999	1999	0	0	0 12.00	88.00
1 SFR CUST - 100% - 2020											
Heated Area: 2358											
HX Base Yr 2020											
20 21 21 11 6 9 22 22 6 11 6 8 15 2 9 2 9 15 25 5 14 12 22 8 8 22 22 8 22 22 15 31 FUS 1999 FUS 2000 FUS 1999 </											