

BLOCK 7 LOT 11  
AMELIA PARK PHASE 1 UNIT 3  
PB 6/213

CULLEN JOHN S REVOCABLE TRUST/CULLEN JOHN S TRUSTE  
1709 GEDDES LN  
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0007-0110



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 10               | ABOVE AVG 100    |
| Roof Structur            | 08               | IRREGULAR 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 11               | CLAY TILE 70     |
| Interior Floo            | 12               | HARDWOOD 30      |
| 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                  | 06               | Quality Level 06 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 01      |
| NEIGHBORHOOD/LOC         | 1031.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 1,227            | 100              |
| FDG                      | 420              | 60               |
| FOP                      | 136              | 30               |
| FOP                      | 264              | 30               |
| FUS                      | 1,227            | 100              |
| UOP                      | 264              | 20               |
| TOTALS                   | 3,538            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0500               | 11  | 2,879     | 159.8432    | 252.55         | 727,091        | 2006 | 2015 | 0    | 0    | 0 | 4.00 | 96.00  |

1 SFR CUST - 100% - 2025

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