

BLOCK 8 LOT 7 (EX S-1)
IN OR 2261/1076
AMELIA PARK PHASE 1 UNIT 4

WALKER KAREN
1615 GEDDES LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0008-0070



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 80			
Exterior Wall	23	REINF CONC 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	15	HARDTILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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			01
NEIGHBORHOOD/LOC	1031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	2002	1,272	270,680
FDG	304	60	2002	182	38,729
FSP	246	40	2004	98	20,854
TOTALS	1,822			1,552	330,264

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,552	150.6550	238.03	369,423	2002	2002	0	0	0 10.60	89.40

1 SFR CUST - 100% - 2020

Heated Area: 1272

HX Base Yr 2020

28

30

4

18

24

9

2

2

22

48

BAS
2002

FSP
2004

12

4

19

4

11

12

22

FDG
2002

BLD DATE		LGL DATE	05/08/2025	MLU
XF DATE		LAND DATE		