

BLOCK 18 LOT 9
IN OR 2063/1727
AMELIA PARK PHASE 1 UNIT 7

NEDELCU BOGDAN & DANA
1917 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0018-0090



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 60			
Interior Floor	15	HARDTILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	1,930	100	2007	1,930	372,610
FGR	460	55	2007	253	48,845
FOP	299	30	2008	90	17,376
FOP	299	30	2008	90	17,376
FUS	1,174	100	2007	1,174	226,655
STR	28	10	2007	3	580
TOTALS	4,190			3,540	683,439

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,540	132.8166	209.85	742,869	2007	2007	0	0	8.00	92.00

1 SFR CUST - 100% - 2017

Heated Area: 3104

HX Base Yr 2017

The floor plan diagram illustrates the layout of a building with four distinct areas labeled in blue text: FGR 2007, BAS 2007, FUS 2007, and FOP 2008. The areas are defined by black lines representing walls and dimensions. FGR 2007 is a rectangular area at the top with dimensions 23 (width) and 20 (height). BAS 2007 is a large central area with dimensions 30 (width) and 70 (height). FUS 2007 is a rectangular area on the right with dimensions 24 (width) and 11 (height). FOP 2008 is a rectangular area at the bottom left with dimensions 12 (width) and 14 (height). The diagram also shows various other dimensions for different sections and setbacks, such as 17, 4, 20, 5, 4, 18, 3, 11, 14, 12, 23, 30, 14, 6, 36, 12, 11, 14, 23, 30, 18, 3, 11, 14,