

BLOCK 20 LOT 12
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

CUSHMAN SUE BRITT REVOCABLE TRUST/BRITT DAVID VB R
1767 NEIGHBOR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0020-0120



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 70			
Interior Floor	15	HARDTILE 30			
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.	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	2,202	100	2006	2,202	453,719
FGR	416	55	2006	229	47,186
FOP	108	30	2006	32	6,593
FOP	160	30	2006	48	9,890
FOP	320	30	2006	96	19,780
PTO	336	5	2006	17	3,503
TOTALS	3,542			2,624	540,673

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,624	142.5245	225.19	590,899	2006	2006	0	0	0	8.50	91.50
1 SFR CUST - 100% - 2025				Heated Area: 2202				HX Base Yr 2025				