

BLOCK 22 LOT 9  
AMELIA PARK PHASE 2 UNIT 8  
PB 6/391

HICKS FAMILY TRUST/HICKS NEAL P TRUSTEE  
1786 GARDENIA ST  
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0022-0090



| BUILDING CHARACTERISTICS |                  |             |                  |              |                      |
|--------------------------|------------------|-------------|------------------|--------------|----------------------|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |              |                      |
| Exterior Wall            |                  | 10          | ABOVE AVG 100    |              |                      |
| 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                 |                  |             | 4 100            |              |                      |
| Bathrooms                |                  |             | 3 100            |              |                      |
| 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                      | 1,349            | 100         | 2007             | 1,349        | 285,299              |
| FGR                      | 483              | 55          | 2007             | 266          | 56,256               |
| FOP                      | 28               | 30          | 2007             | 8            | 1,692                |
| FOP                      | 360              | 30          | 2007             | 108          | 22,841               |
| FUS                      | 443              | 100         | 2024             | 443          | 93,690               |
| STR                      | 40               | 10          | 2024             | 4            | 846                  |
|                          |                  |             |                  |              |                      |
| TOTALS                   | 2,703            |             |                  | 2,178        | 460,625              |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                       | 11  | 2,178     | 145.4937    | 229.88         | 500,679        | 2007 | 2007 | 0    | 0    | 8.00 | 92.00  |
| 1 SFR CUST - 100% - 2023 Heated Area: 1792 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |
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