

BLOCK 23 LOT 3
IN OR 2538/1019
AMELIA PARK PHASE 2 UNIT 8

BRUCE RICHARD S & NORA CL/E
1785 SCHOOL ST
FERNANDINA BEACH, FL 32034-4758

2025

00-00-31-102P-0023-0030



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	12	HARDWOOD 70			
Interior Floo	15	HARDTILE 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	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	1,643	100	2006	1,643	339,981
FDG	441	60	2006	265	54,836
FOP	237	30	2006	71	14,692
FSP	186	40	2013	74	15,313
FUS	726	100	2006	726	150,229
PTO	60	5	2006	3	620
TOTALS				2,782	575,671

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,782	143.1341	226.15	629,149	2006	2006	0	0	0	8.50	91.50

1 SFR CUST - 100% - 2009

TOTALS		3,293				2,782		575,671		1785 SCHOOL ST, FERNANDINA BEACH					XF DATE				LAND DATE		05/08/2025		MLU	
EXTRA FEATURES																	INC DATE				AG DATE			
L	OB/XF	DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG	YEAR	YEAR	Q	%	OB/XF MKT				
N	CODE												PRICE		COND	ON	ACTUAL		COND	VALUE	NOTES			
1	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	2006	2006	3	89	3,115				
2	0877	JACUZZI		0	100	0	0	1.00		UT	1,000.00		1,000.00		100	2006	2006	3	24	240				
3	0825	BRICK		0	100	18	6	108.00		SF	12.50		12.50		100	2006	2006	3	96	1,296				
4	0810	CONCRETE A		0	100	0	0	775.00		SF	6.50		6.50		100	2006	2006	3	86	4,332				