

BLOCK 24 LOT 2
IN OR 2196/1139
AMELIA PARK PHASE 2 UNIT 9

QUEENEY KENNETH M & VICTORIA A
1649 OLMSTED LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0024-0020



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	12	HARDWOOD 70			
Interior Floor	14	CARPET 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	2.	2. 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	1,504	100	2019	1,504	330,175
FGR	560	55	2019	308	67,615
FOP	128	30	2019	38	8,342
FOP	128	30	2019	38	8,342
FUS	504	100	2019	504	110,644
STP	24	10	2019	2	439
STP	32	10	2019	3	658
STR	72	10	2019	7	1,537
TOTALS	2,952			2,404	527,753

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,404	142.5067	225.16	541,285	2018	2018	0	0	2.50	97.50
1 SFR CUST - 100% - 2020				Heated Area: 2008				HX Base Yr 2020			
The floor plan diagram illustrates the layout of a single-family residence (SFR) with various rooms and their market values for the year 2019. The rooms and their values are: STR 2019 (8), FGR 2019 (22), FUS 2019 (18), FOP 2019 (8), STP 2019 (3), and BAS 2019 (56). The diagram also shows the overall dimensions of the property, including a total area of 2,404 square feet and a total adjusted points value of 142.5067. The market value of the property is listed as 541,285, with an effective base rate of 225.16 and an average year built (AYB) of 2018. The economic condition (ECON) is 0, and the functional condition (FNCT) is 0. The normal condition (NORM) is 2.50, and the percentage condition (% COND) is 97.50.											