

LOT 47
IN OR 1943/324
BUCKS FDNA BEACH 1 PB 2/30

FILIPKOWSKI EDWARD J & SUSAN M
2357 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0047-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units	0	100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1058.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,182	100	1993	1,182	149,409
BAS	456	100	2021	456	57,640
FOP	60	30	1993	18	2,275
FOP	96	30	2021	29	3,665
UOP	20	20	1993	4	505
UOP	75	20	1993	15	1,896
UOP	150	20	2021	30	3,792
UST	35	45	1993	16	2,022
TOTALS	2,074			1,750	221,206

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	112.0000	147.84	258,720	1959	1995	0	0	0	14.50	85.50

1 SNGL FAM - 100% - 2021

Heated Area: 1638

HX Base Yr 2021

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The areas are labeled with codes and years: BAS 2021, BAS 1993, UOP 2021, UOP 1993, UST 1993, FOP 2021, and FOP 1993. The dimensions are as follows:

- BAS 2021:** 38' x 12' (left side), 38' x 12' (bottom left), 12' x 12' (bottom right).
- BAS 1993:** 42' x 26' (main central area).
- UOP 2021:** 15' x 10' (top center).
- UOP 1993:** 15' x 5' (top left of central area).
- UST 1993:** 7' x 5' (top right of central area).
- FOP 2021:** 8' x 8' (bottom left of central area).
- FOP 1993:** 15' x 4' (bottom center of central area).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE			MLU